HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Toronto Area

Date Released: April 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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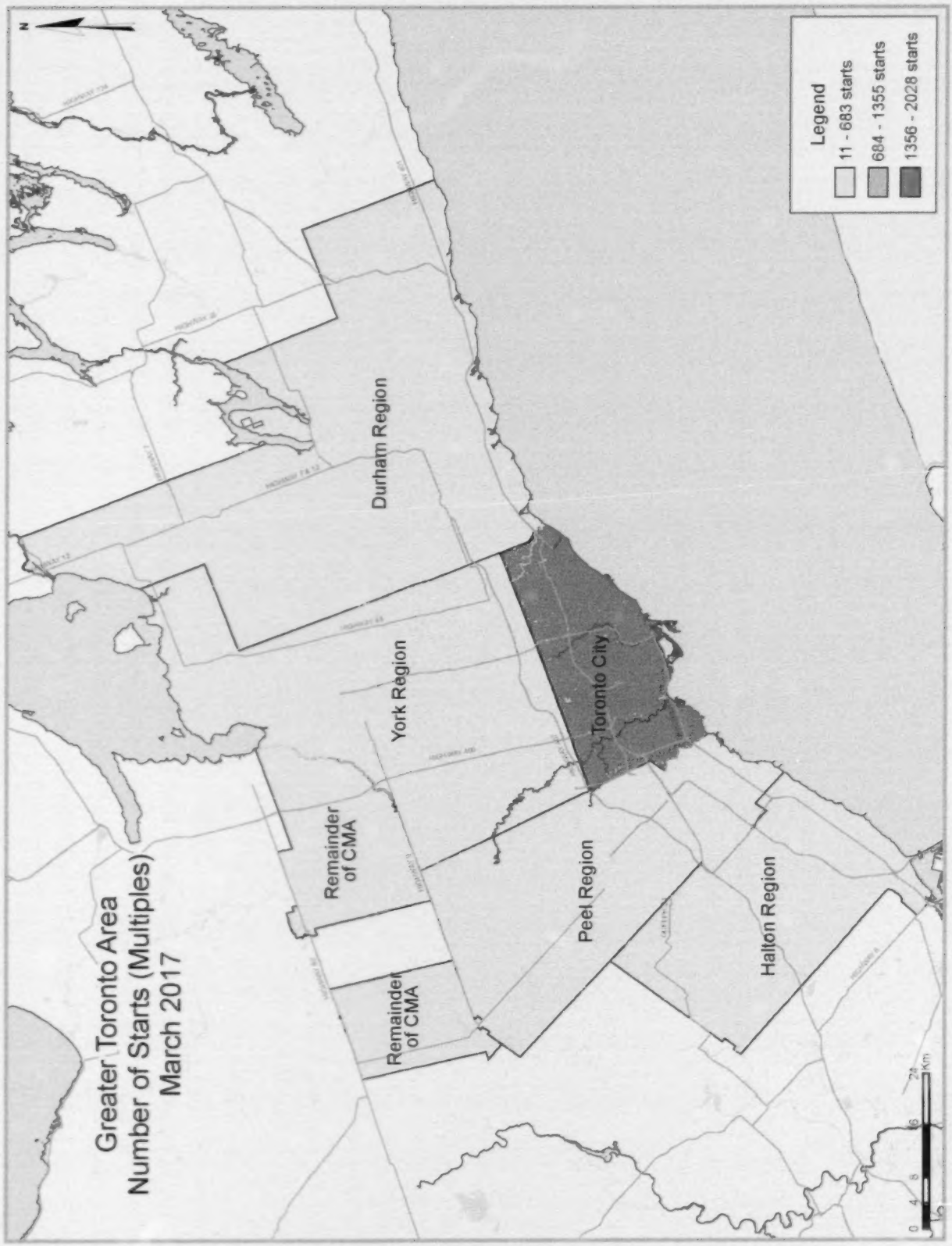
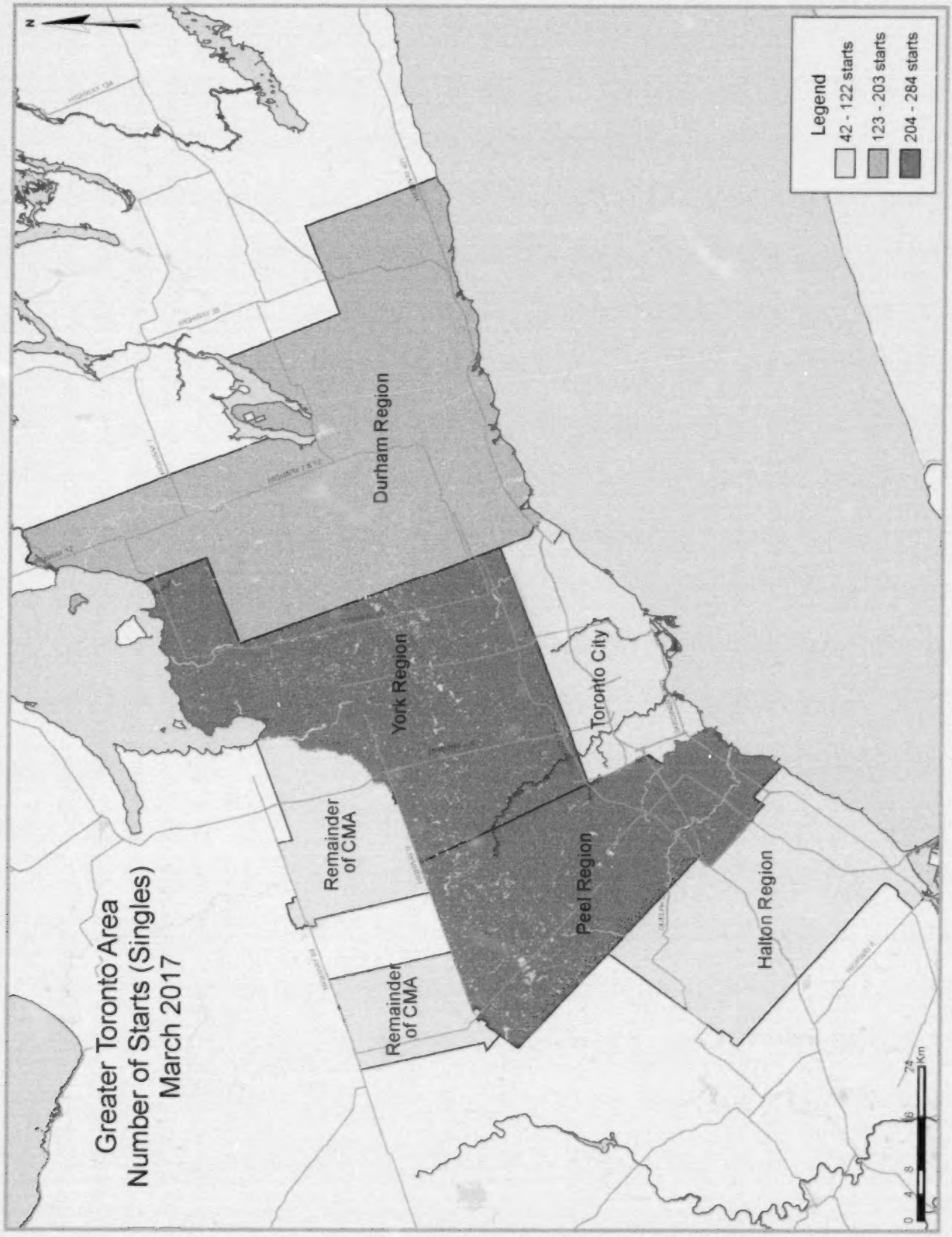
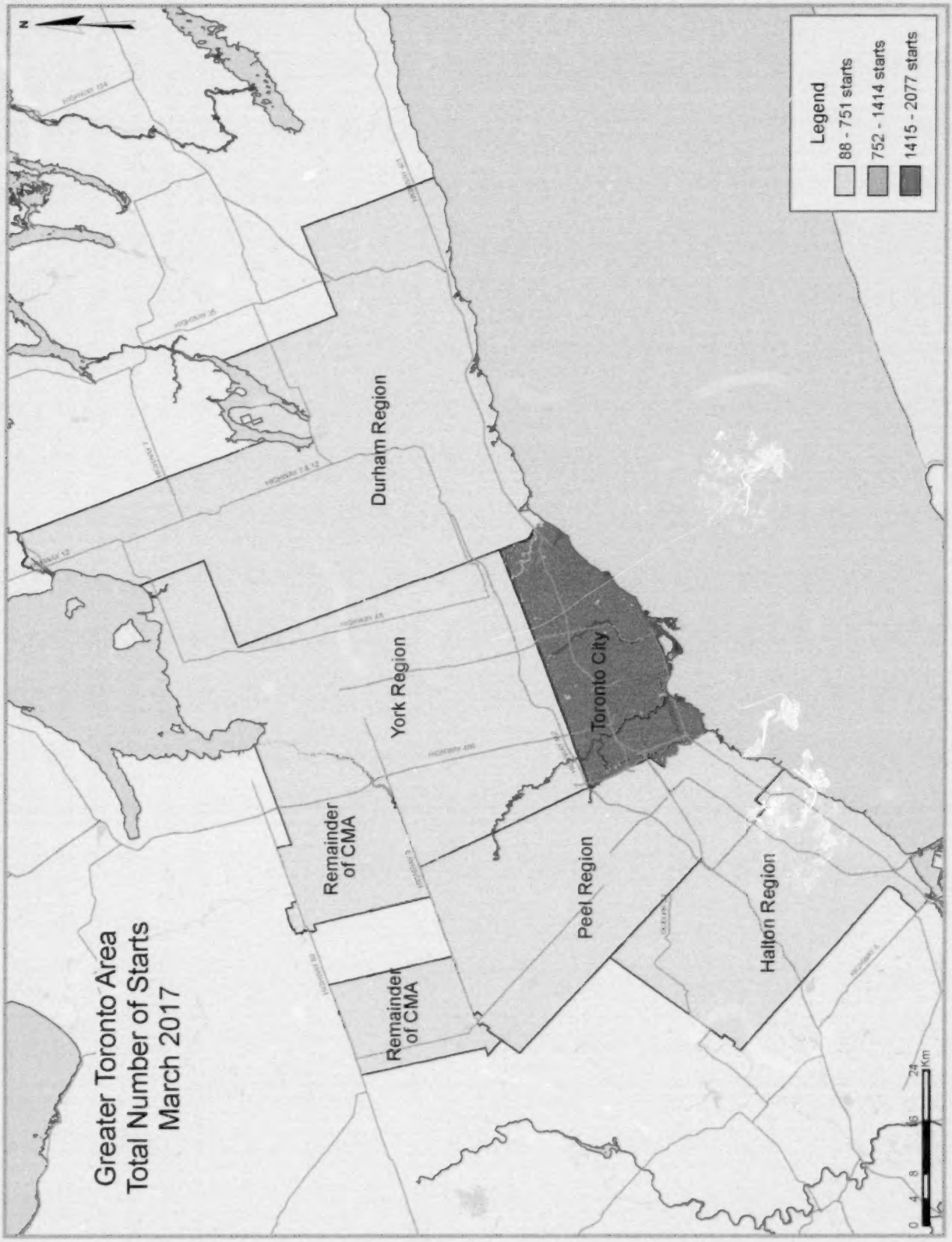
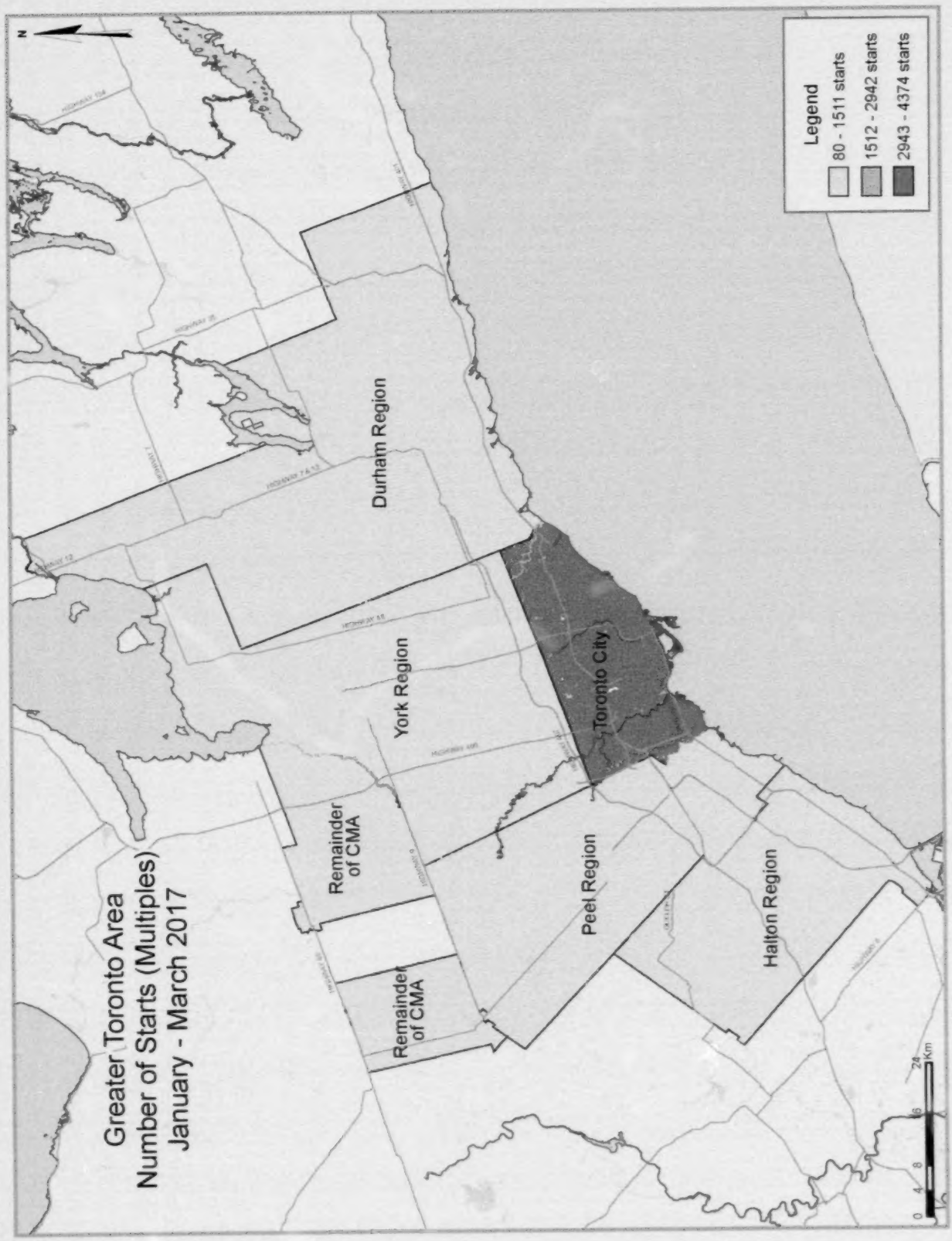
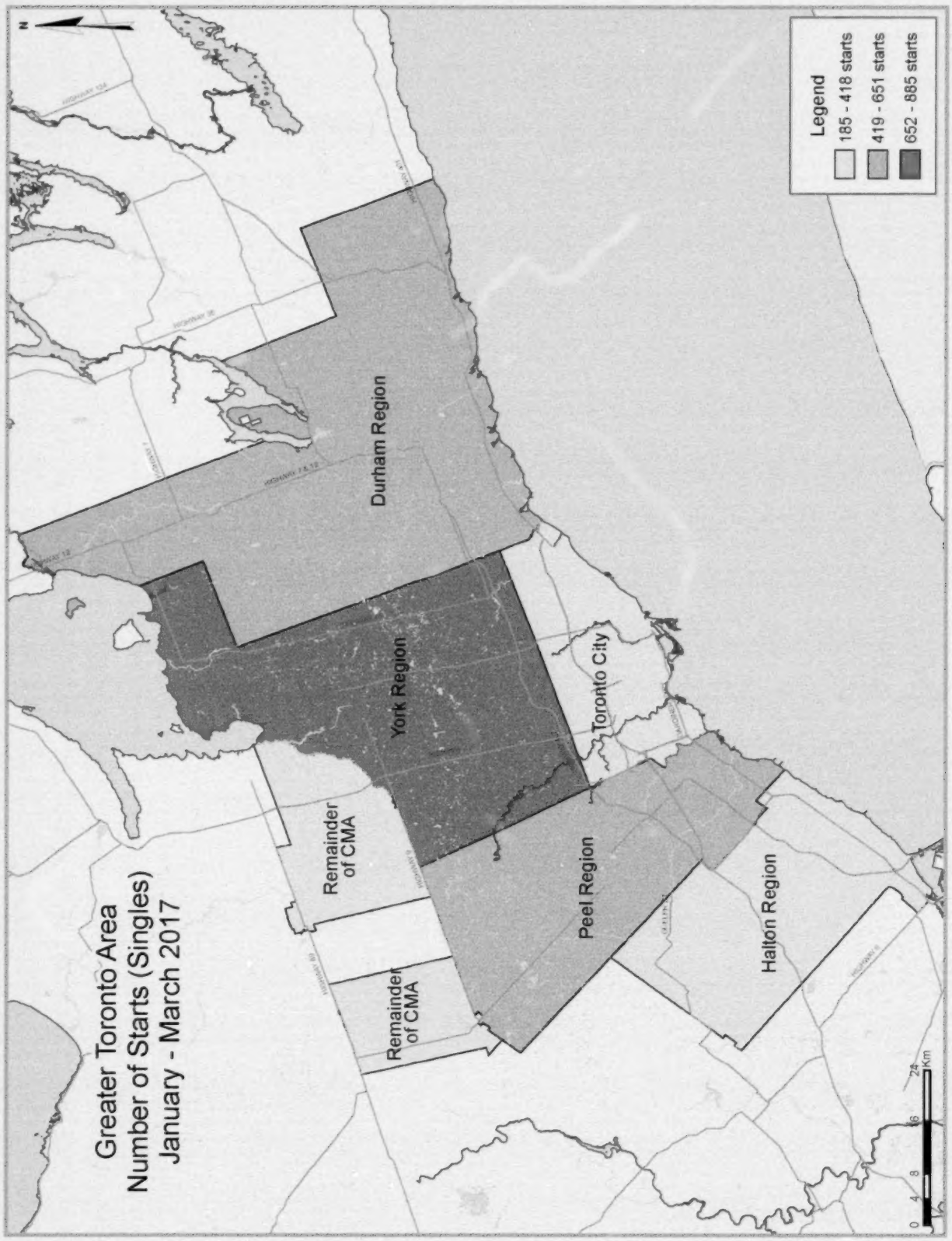
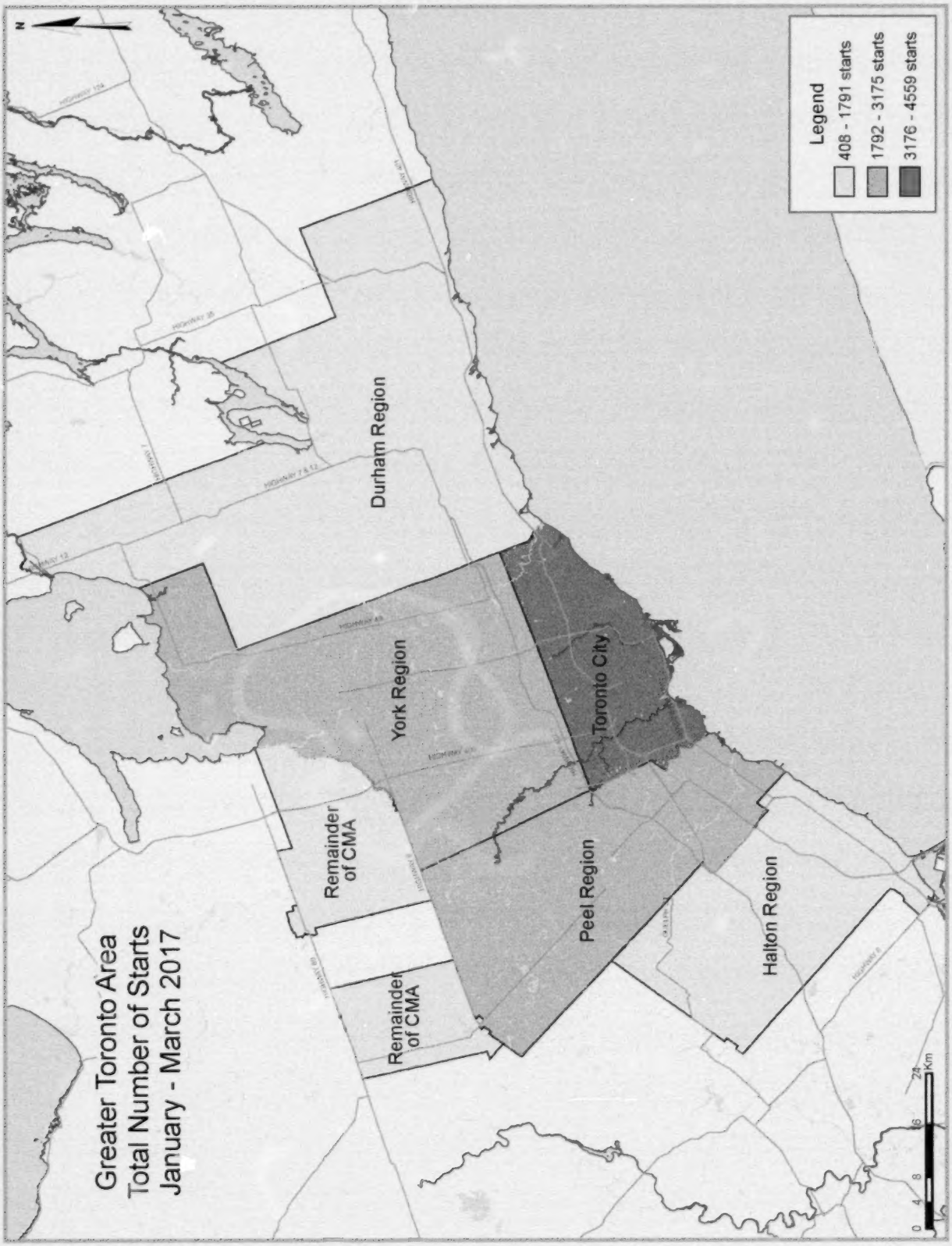

Greater Toronto Area
Number of Starts (Multiples)
March 2017
Legend
11 - 683 starts
684 - 1355 starts
1356 - 2028 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km

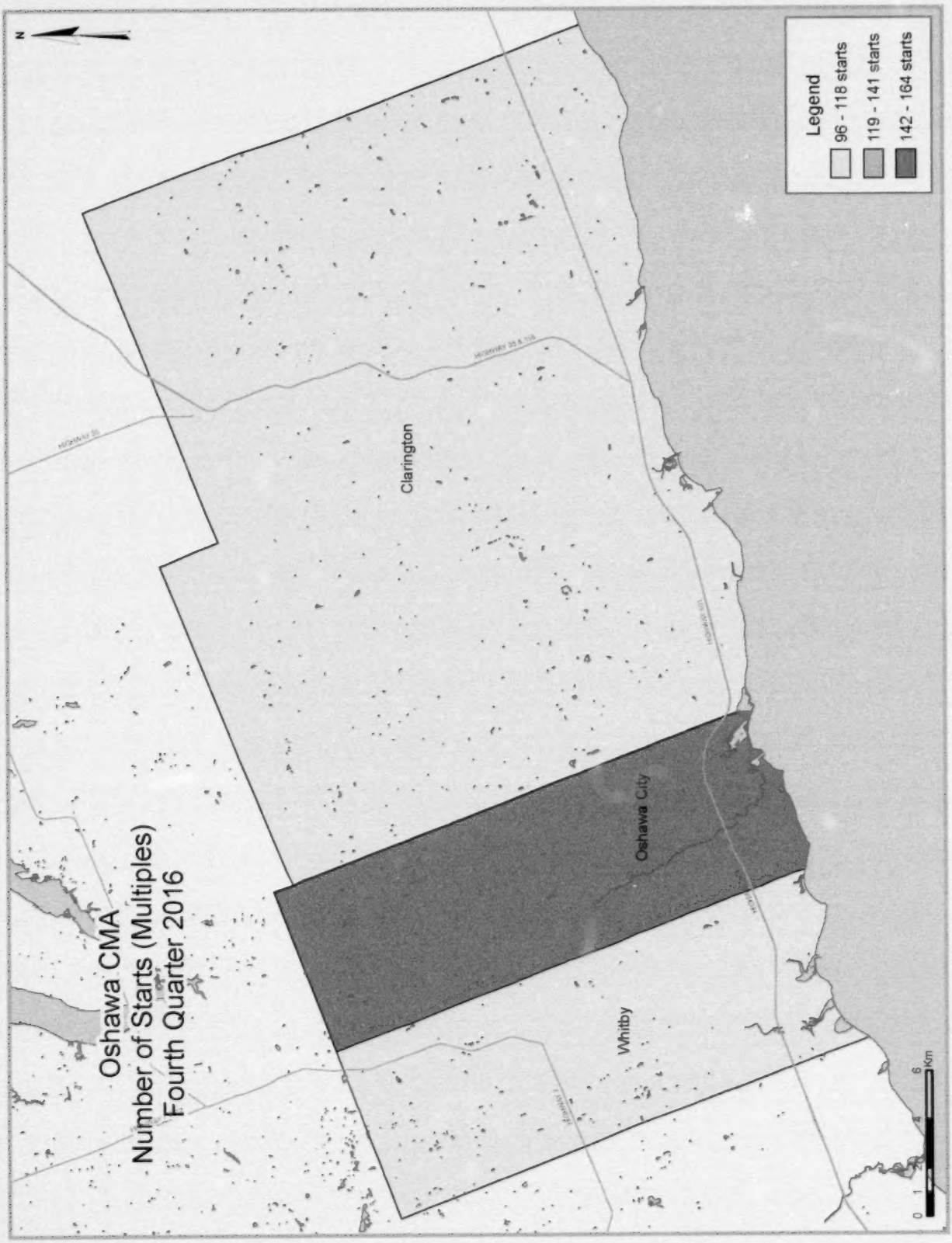

Greater Toronto Area
Number of Starts (Singles)
March 2017
Legend
42 - 122 starts
123 - 203 starts
204 - 284 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km

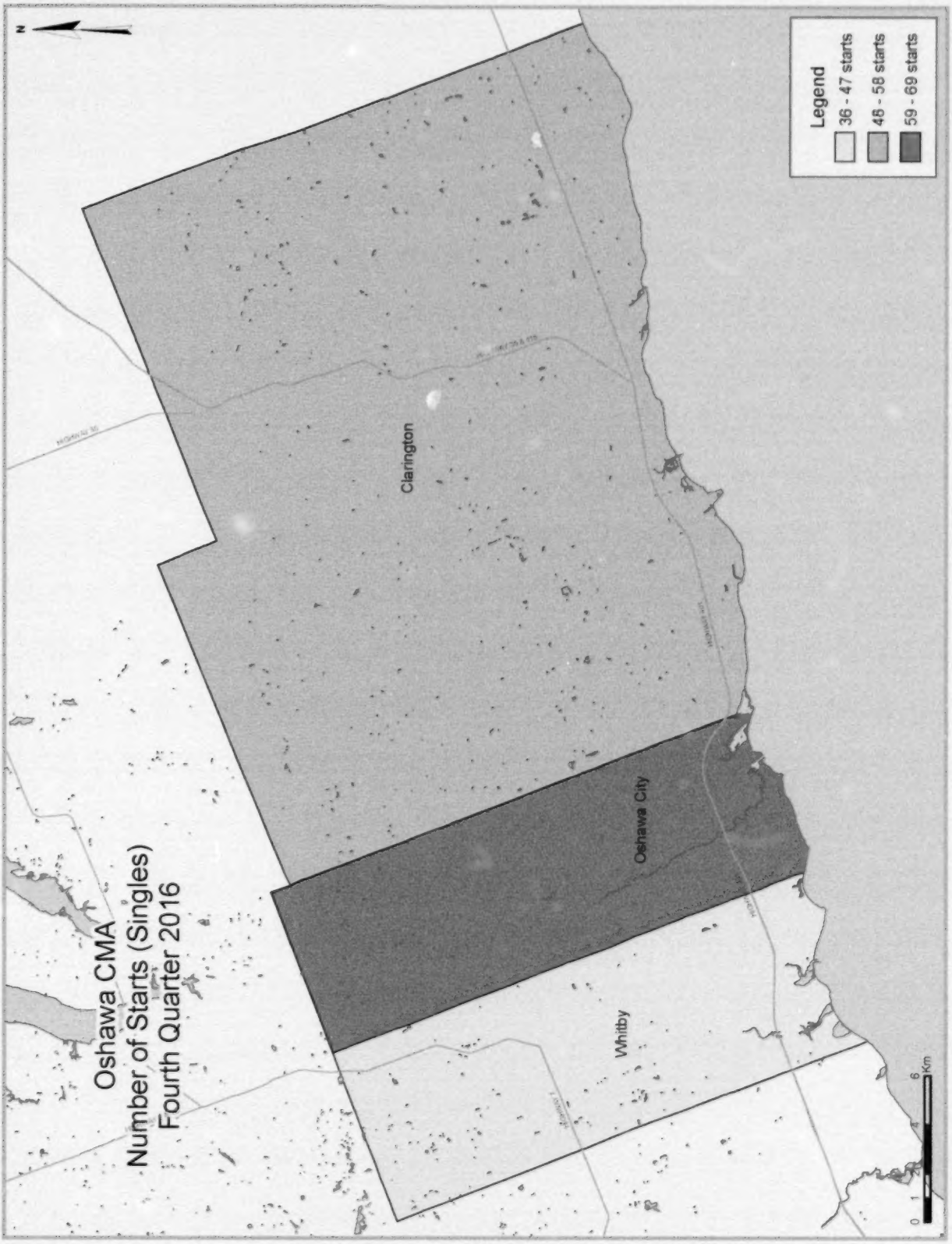

Greater Toronto Area
Total Number of Starts
March 2017
Legend
88 - 751 starts
752 - 1414 starts
1415 - 2077 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km

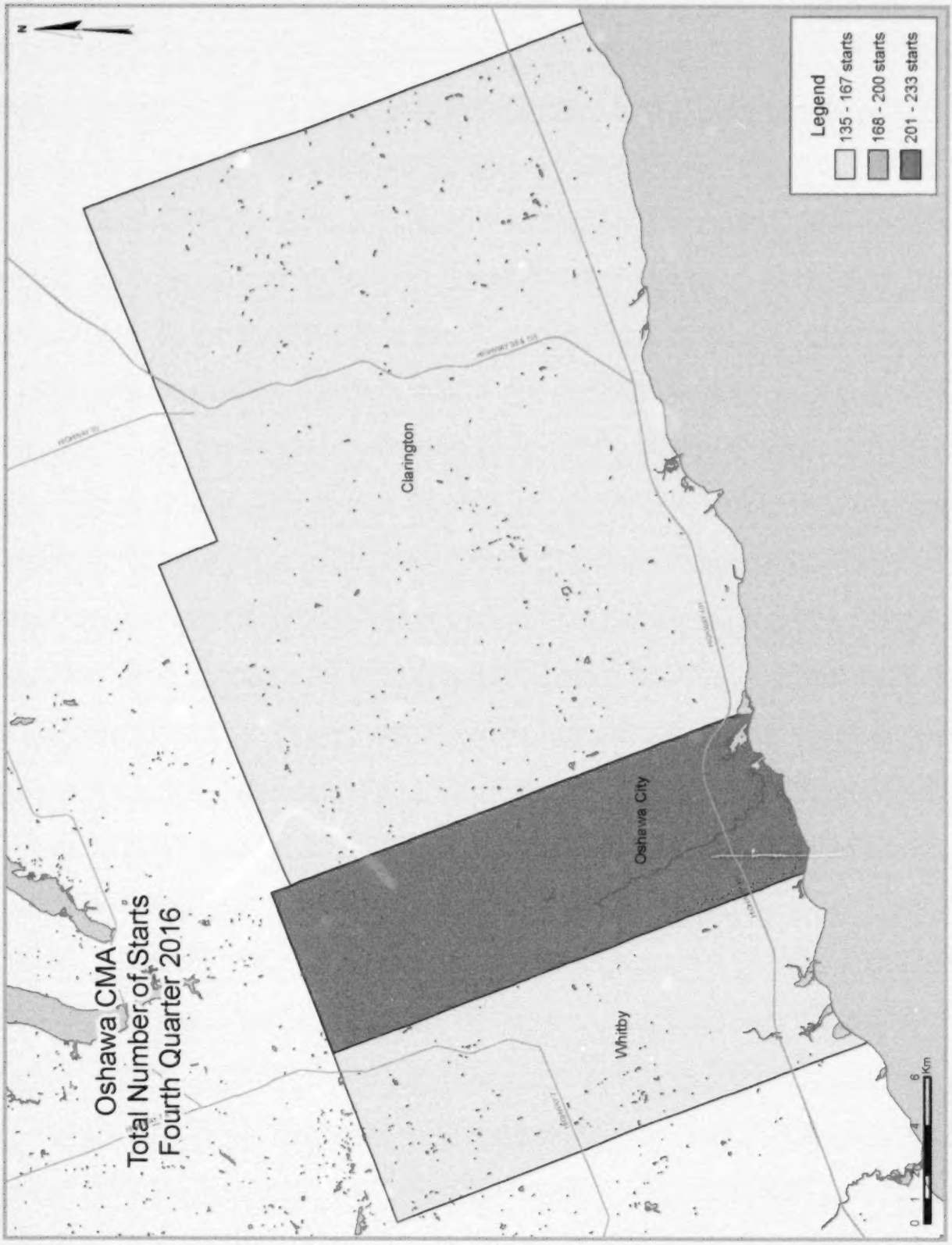

Greater Toronto Area
Number of Starts (Multiples)
January - March 2017
Legend
80 - 1511 starts
1512 - 2942 starts
2943 - 4374 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

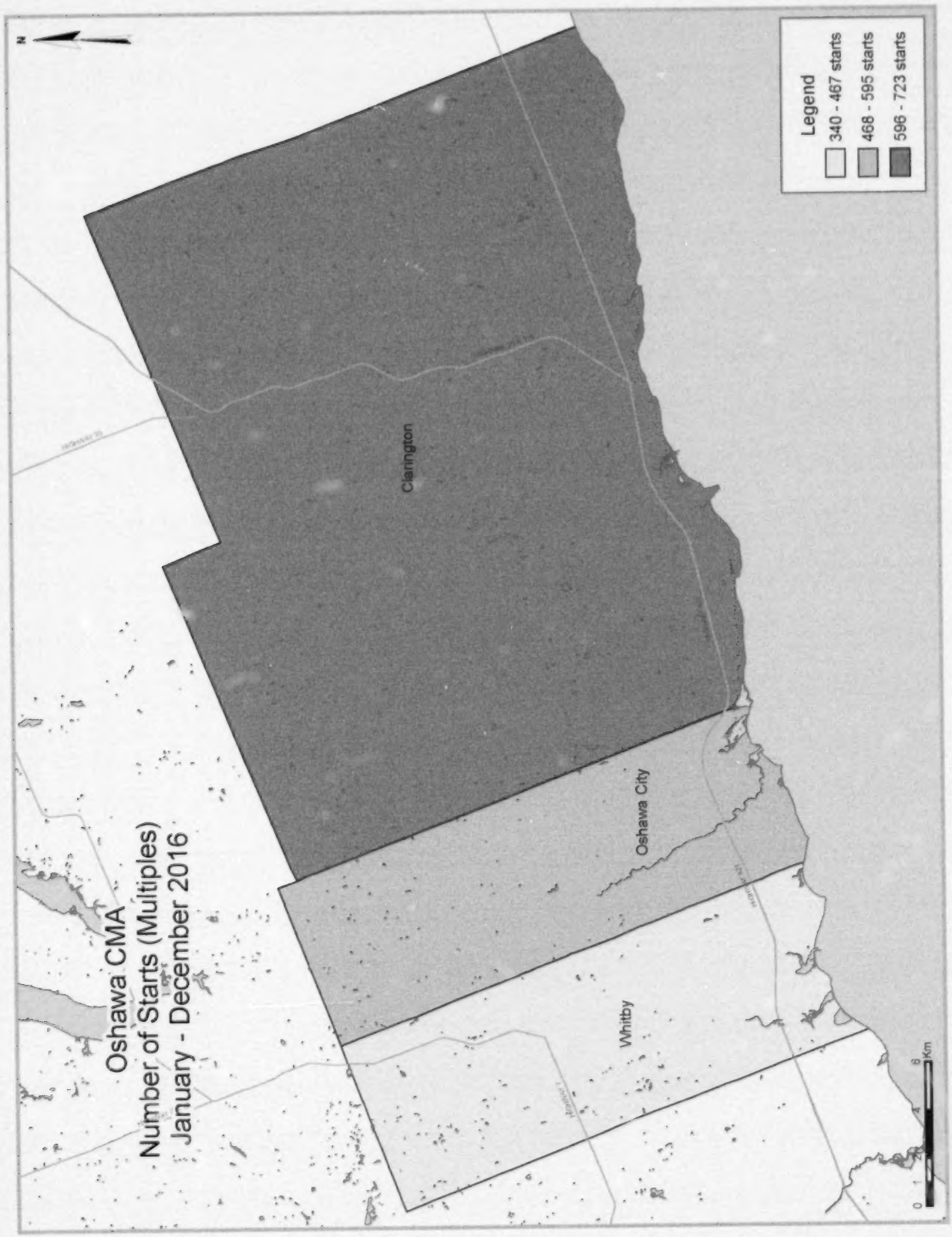

Greater Toronto Area
Number of Starts (Singles)
January - March 2017
Legend
185 - 418 starts
419 - 651 starts
652 - 885 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km


Greater Toronto Area
Total Number of Starts
January - March 2017
Legend
408 - 1791 starts
1792 - 3175 starts
3176 - 4559 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

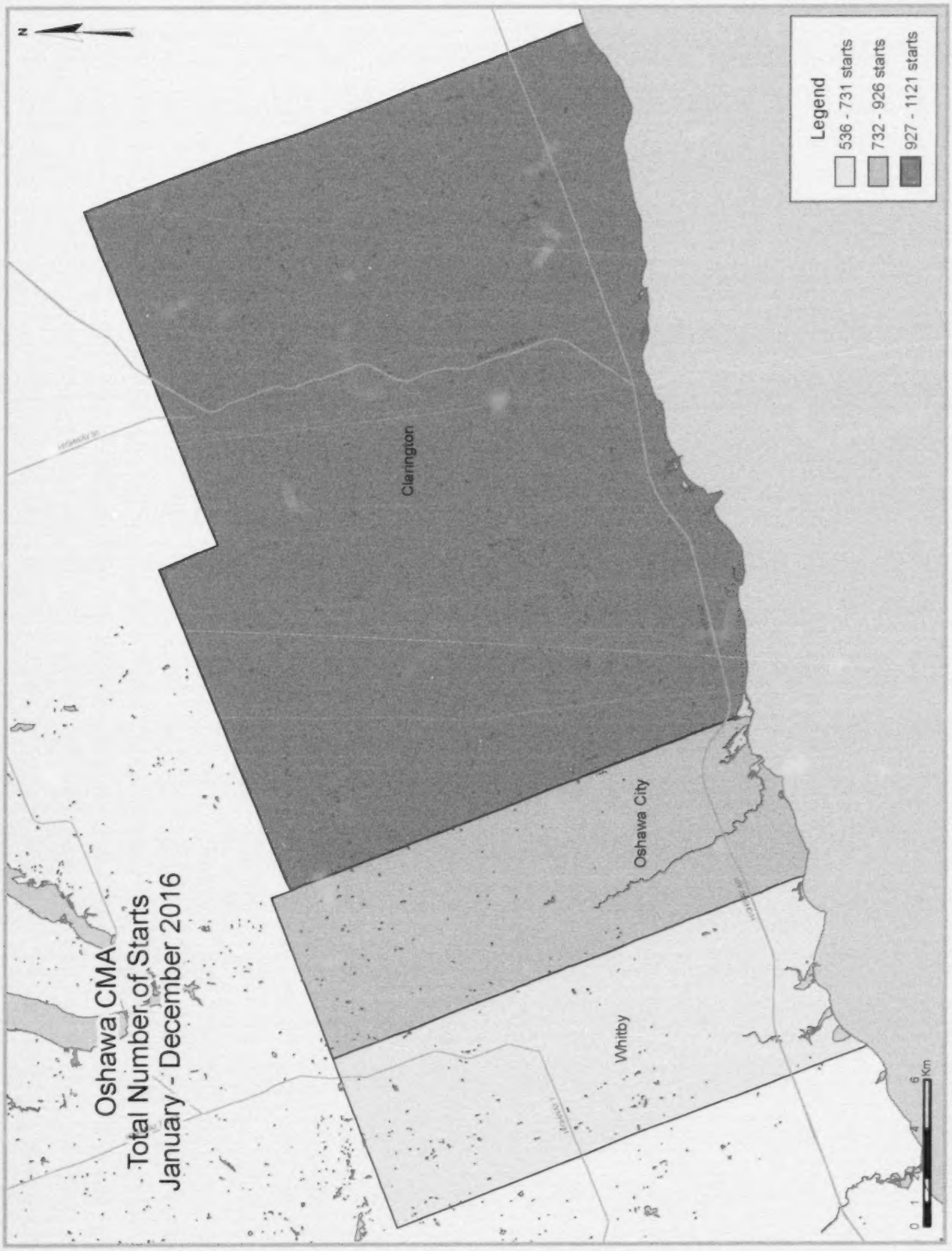

Oshawa CMA
Number of Starts (Multiples)
Fourth Quarter 2016
Legend
96 - 118 starts
119 - 141 starts
142 - 164 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km


Oshawa CMA
Number of Starts (Singles)
Fourth Quarter 2016
Legend
36 - 47 starts
48 - 58 starts
59 - 69 starts
Clarington
Oshawa City
Whitby
N
0
1
4
6
Km


Oshawa CMA
Total Number of Starts
Fourth Quarter 2016
Legend
135 - 167 starts
168 - 200 starts
201 - 233 starts
Clarington
Oshawa City
Whitby
N
0
1
2
4
6
Km


Oshawa CMA
Number of Starts (Multiples)
January - December 2016
Legend
340 - 467 starts
468 - 595 starts
596 - 723 starts
Clarington
Oshawa City
Whitby
N
0
2
4
8
Km

Oshawa CMA
Number of Starts (Singles)
January - December 2016
Legend
196 - 263 starts
264 - 330 starts
331 - 398 starts
Clarington
Oshawa City
Whitby
0 2 4 6 Km


Oshawa CMA
Total Number of Starts
January - December 2016
Legend
536 - 731 starts
732 - 926 starts
927 - 1121 starts
Clarington
Oshawa City
Whitby
N
0
1
2
4
6
Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) March 2017		
Toronto CMA[1]	February 2017	March 2017
Trend[2]	38,844	42,633
SAAR	36,389	53,021
	March 2016	March 2017
Actual		
March - Single-Detached	551	654
March - Multiples	3,616	3,190
March - Total	4,167	3,844
January to March - Single-Detached	1,925	2,315
January to March - Multiples	7,487	8,080
January to March - Total	9,412	10,395

Table 1b: Housing Starts (SAAR and Trend) March 2017		
Oshawa CMA[1]	February 2017	March 2017
Trend[2]	2,278	2,357
SAAR	2,560	2,621
	March 2016	March 2017
Actual		
March - Single-Detached	63	130
March - Multiples	183	16
March - Total	246	146
January to March - Single-Detached	151	351
January to March - Multiples	464	102
January to March - Total	615	453

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2017	654	118	668	0	126	1,594	22	662	3,844
March 2016	548	30	582	3	95	2,602	0	307	4,167
% Change	19.3	**	14.8	-100.0	32.6	-38.7	n/a	115.6	-7.8
Year-to-date 2017	2,306	254	1,661	9	282	4,772	22	1,089	10,395
Year-to-date 2016	1,911	122	1,032	14	109	5,317	0	907	9,412
% Change	20.7	108.2	60.9	-35.7	158.7	-10.3	n/a	20.1	10.4
UNDER CONSTRUCTION									
March 2017	11,008	952	6,139	22	947	42,655	104	5,871	67,698
March 2016	8,929	998	4,232	45	1,202	43,860	74	5,362	64,702
% Change	23.3	-4.6	45.1	-51.1	-21.2	-2.7	40.5	9.5	4.6
COMPLETIONS									
March 2017	1,022	88	430	0	37	1,590	0	33	3,200
March 2016	820	90	288	5	95	1,609	0	247	3,154
% Change	24.6	-2.2	49.3	-100.0	-61.1	-1.2	n/a	-86.6	1.5
Year-to-date 2017	3,096	364	1,335	4	114	5,867	16	845	11,641
Year-to-date 2016	2,468	290	1,061	8	322	4,739	0	717	9,605
% Change	25.4	25.5	25.8	-50.0	-64.6	23.8	n/a	17.9	21.2
COMPLETED & NOT ABSORBED									
March 2017	300	21	111	0	21	887	n/a	n/a	1,340
March 2016	260	25	62	1	21	1,373	n/a	n/a	1,742
% Change	15.4	-16.0	79.0	-100.0	0.0	-35.4	n/a	n/a	-23.1
ABSORBED									
March 2017	1,027	88	429	0	37	1,608	n/a	n/a	3,189
March 2016	836	84	288	5	99	1,755	n/a	n/a	3,067
% Change	22.8	4.8	49.0	-100.0	-62.6	-8.4	n/a	n/a	4.0
Year-to-date 2017	3,075	364	1,281	4	114	6,012	n/a	n/a	10,850
Year-to-date 2016	2,490	283	1,061	7	326	5,332	n/a	n/a	9,499
% Change	23.5	28.6	20.7	-42.9	-65.0	12.8	n/a	n/a	14.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2017	130	4	0	0	6	6	0	0	146
March 2016	63	0	40	0	0	0	0	143	246
% Change	106.3	n/a	-100.0	n/a	n/a	n/a	n/a	-100.0	-40.7
Year-to-date 2017	351	4	79	0	13	6	0	0	453
Year-to-date 2016	151	0	95	0	0	130	2	237	615
% Change	132.5	n/a	-16.8	n/a	n/a	-95.4	-100.0	-100.0	-26.3
UNDER CONSTRUCTION									
March 2017	798	28	359	0	261	556	2	798	2,802
March 2016	837	14	242	0	72	262	0	892	2,319
% Change	-4.7	100.0	48.3	n/a	**	112.2	n/a	-10.5	20.8
COMPLETIONS									
March 2017	83	6	23	0	11	20	0	4	147
March 2016	61	2	106	0	76	0	0	122	367
% Change	36.1	200.0	-78.3	n/a	-85.5	n/a	n/a	-96.7	-59.9
Year-to-date 2017	291	20	129	0	73	102	0	6	621
Year-to-date 2016	305	6	144	0	94	0	0	124	673
% Change	-4.6	**	-10.4	n/a	-22.3	n/a	n/a	-95.2	-7.7
COMPLETED & NOT ABSORBED									
March 2017	25	2	0	0	1	0	n/a	n/a	28
March 2016	26	2	0	0	0	0	n/a	n/a	28
% Change	-3.8	0.0	n/a	n/a	n/a	n/a	n/a	n/a	0.0
ABSORBED									
March 2017	83	6	23	0	11	20	n/a	n/a	143
March 2016	61	2	106	0	76	0	n/a	n/a	245
% Change	36.1	200.0	-78.3	n/a	-85.5	n/a	n/a	n/a	-41.6
Year-to-date 2017	292	20	129	0	73	102	n/a	n/a	616
Year-to-date 2016	307	4	144	0	94	0	n/a	n/a	549
% Change	-4.9	**	-10.4	n/a	-22.3	n/a	n/a	n/a	12.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2017	735	122	662	0	127	1,600	22	662	3,930
March 2016	490	4	560	3	95	2,756	0	449	4,357
% Change	50.0	**	18.2	-100.0	33.7	-41.9	n/a	47.4	-9.8
Year-to-date 2017	2,376	240	1,710	9	263	4,778	22	1,089	10,487
Year-to-date 2016	1,778	30	999	12	109	5,601	2	1,143	9,674
% Change	33.6	**	71.2	-25.0	141.3	-14.7	**	-4.7	8.4
UNDER CONSTRUCTION									
March 2017	10,723	918	6,210	13	1,165	44,026	69	6,666	69,790
March 2016	9,089	868	4,136	33	1,274	44,625	74	6,406	66,505
% Change	18.0	5.8	50.1	-60.6	-8.6	-1.3	-6.8	4.1	4.9
COMPLETIONS									
March 2017	1,046	94	442	0	48	1,610	0	37	3,277
March 2016	826	86	394	1	169	1,609	0	368	3,453
% Change	26.6	9.3	12.2	-100.0	-71.6	0.1	n/a	-89.9	-5.1
Year-to-date 2017	3,114	348	1,361	1	200	6,191	16	851	12,082
Year-to-date 2016	2,548	290	1,205	1	420	4,747	0	840	10,051
% Change	22.2	20.0	12.9	0.0	-52.4	30.4	n/a	1.3	20.2
COMPLETED & NOT ABSORBED									
March 2017	313	24	95	0	22	887	n/a	n/a	1,341
March 2016	273	28	46	0	21	1,372	n/a	n/a	1,740
% Change	14.7	-14.3	106.5	n/a	4.8	-35.3	n/a	n/a	-22.9
ABSORBED									
March 2017	1,052	94	441	0	48	1,628	n/a	n/a	3,263
March 2016	841	80	394	1	173	1,755	n/a	n/a	3,244
% Change	25.1	17.5	11.9	-100.0	-72.3	-7.2	n/a	n/a	0.6
Year-to-date 2017	3,091	348	1,307	1	187	6,336	n/a	n/a	11,270
Year-to-date 2016	2,578	281	1,205	1	424	5,323	n/a	n/a	9,812
% Change	19.9	23.8	8.5	0.0	-55.9	19.0	n/a	n/a	14.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
March 2017	49	16	108	0	0	1,505	22	377	2,077
March 2016	48	0	3	0	29	2,101	0	0	2,181
York Region									
March 2017	204	46	247	0	0	10	0	1	508
March 2016	139	0	252	2	60	471	0	306	1,230
Peel Region									
March 2017	284	40	164	0	42	0	0	0	530
March 2016	141	4	162	0	0	0	0	0	307
Halton Region									
March 2017	42	16	128	0	38	79	0	284	587
March 2016	58	0	97	0	0	184	0	0	339
Durham Region									
March 2017	156	4	15	0	47	6	0	0	228
March 2016	104	0	46	1	6	0	0	143	300
Toronto CMA									
March 2017	654	118	668	0	126	1,594	22	662	3,844
March 2016	548	30	582	3	95	2,602	0	307	4,167
Oshawa CMA									
March 2017	130	4	0	0	6	6	0	0	146
March 2016	63	0	40	0	0	0	0	143	246
Greater Toronto Area									
March 2017	735	122	662	0	127	1,600	22	662	3,930
March 2016	490	4	560	3	95	2,756	0	449	4,357

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
March 2017	1,572	174	1,149	0	477	32,130	62	5,080	40,644
March 2016	1,600	124	549	2	300	31,362	38	4,386	38,361
York Region									
March 2017	4,127	186	2,461	6	128	5,906	0	232	13,046
March 2016	2,559	108	1,215	2	218	6,934	0	352	11,388
Peel Region									
March 2017	2,807	438	1,220	0	141	3,253	5	0	7,864
March 2016	2,725	588	1,173	24	521	2,905	36	621	8,593
Halton Region									
March 2017	985	80	910	0	38	2,155	0	284	4,452
March 2016	1,058	22	813	4	118	2,993	0	155	5,163
Durham Region									
March 2017	1,232	40	470	7	381	582	2	1,070	3,784
March 2016	1,147	26	386	1	117	431	0	892	3,000
Toronto CMA									
March 2017	11,008	952	6,139	22	947	42,655	104	5,871	67,698
March 2016	8,929	998	4,232	45	1,202	43,860	74	5,362	64,702
Oshawa CMA									
March 2017	798	28	359	0	261	556	2	798	2,802
March 2016	837	14	242	0	72	262	0	892	2,319
Greater Toronto Area									
March 2017	10,723	918	6,210	13	1,165	44,026	69	6,666	69,790
March 2016	9,089	868	4,136	33	1,274	44,625	74	6,406	66,505

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
March 2017	106	0	7	0	15	842	0	0	970
March 2016	70	6	27	1	20	1,468	0	22	1,614
York Region									
March 2017	298	8	175	0	6	0	0	33	520
March 2016	198	12	146	0	61	35	0	0	452
Peel Region									
March 2017	378	66	138	0	0	291	0	0	873
March 2016	321	66	32	0	0	50	0	224	693
Halton Region									
March 2017	123	8	93	0	0	288	0	0	512
March 2016	149	0	83	0	0	56	0	0	288
Durham Region									
March 2017	141	12	29	0	27	189	0	4	402
March 2016	88	2	106	0	88	0	0	122	406
Toronto CMA									
March 2017	1,022	88	430	0	37	1,590	0	33	3,200
March 2016	820	90	288	5	95	1,609	0	247	3,154
Oshawa CMA									
March 2017	83	6	23	0	11	20	0	4	147
March 2016	61	2	106	0	76	0	0	122	367
Greater Toronto Area									
March 2017	1,046	94	442	0	48	1,610	0	37	3,277
March 2016	826	86	394	1	169	1,609	0	368	3,453

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
March 2017	204	11	19	0	21	752	n/a	n/a	1,007
March 2016	176	15	20	0	19	1,225	n/a	n/a	1,455
York Region									
March 2017	51	8	0	0	0	53	n/a	n/a	112
March 2016	40	10	0	0	0	127	n/a	n/a	177
Peel Region									
March 2017	3	0	22	0	0	0	n/a	n/a	25
March 2016	1	0	22	0	0	0	n/a	n/a	23
Halton Region									
March 2017	16	1	54	0	0	82	n/a	n/a	153
March 2016	28	1	0	0	0	20	n/a	n/a	49
Durham Region									
March 2017	39	4	0	0	1	0	n/a	n/a	44
March 2016	28	2	4	0	2	0	n/a	n/a	36
Toronto CMA									
March 2017	300	21	111	0	21	887	n/a	n/a	1,340
March 2016	260	25	62	1	21	1,373	n/a	n/a	1,742
Oshawa CMA									
March 2017	25	2	0	0	1	0	n/a	n/a	28
March 2016	26	2	0	0	0	0	n/a	n/a	28
Greater Toronto Area									
March 2017	313	24	95	0	22	887	n/a	n/a	1,341
March 2016	273	28	46	0	21	1,372	n/a	n/a	1,740

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
March 2017	127	0	7	0	15	888	n/a	n/a	1,037
March 2016	78	0	27	1	20	1,559	n/a	n/a	1,685
York Region									
March 2017	297	8	175	0	6	1	n/a	n/a	487
March 2016	199	12	146	0	67	90	n/a	n/a	514
Peel Region									
March 2017	377	66	138	0	0	291	n/a	n/a	872
March 2016	331	66	32	0	0	50	n/a	n/a	479
Halton Region									
March 2017	122	8	92	0	0	259	n/a	n/a	481
March 2016	147	0	83	0	0	56	n/a	n/a	286
Durham Region									
March 2017	129	12	29	0	27	189	n/a	n/a	386
March 2016	86	2	106	0	86	0	n/a	n/a	280
Toronto CMA									
March 2017	1,027	88	429	0	37	1,608	n/a	n/a	3,189
March 2016	836	84	288	5	99	1,755	n/a	n/a	3,067
Oshawa CMA									
March 2017	83	6	23	0	11	20	n/a	n/a	143
March 2016	61	2	106	0	76	0	n/a	n/a	245
Greater Toronto Area									
March 2017	1,052	94	441	0	48	1,628	n/a	n/a	3,263
March 2016	841	80	394	1	173	1,755	n/a	n/a	3,244

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	11,863	886	4,630	21	474	18,486	116	2,551	39,027
% Change	16.5	-19.0	7.5	-48.8	-57.9	-18.5	84.1	-8.2	-7.7
2015	10,182	1,094	4,307	41	1,126	22,695	63	2,779	42,287
% Change	15.7	-28.0	42.4	46.4	26.7	76.5	**	54.5	46.2
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	945	52	458	0	261	520	4	251	2,491
% Change	-33.3	160.0	57.9	-100.0	113.9	**	n/a	-58.5	-3.7
2015	1,417	20	290	1	122	132	0	605	2,587
% Change	24.3	-37.5	4.3	n/a	10.9	n/a	-100.0	**	54.8
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	11,372	820	4,767	14	724	19,671	83	2,801	40,252
% Change	5.6	-19.6	7.8	-39.1	-42.1	-14.9	31.7	-17.2	-8.6
2015	10,773	1,020	4,422	23	1,250	23,112	63	3,384	44,047
% Change	16.6	-33.8	34.4	155.6	19.4	78.0	**	77.3	46.7
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	% Change
Toronto City	49	48	16	0	130	32	1,882	2,101	2,077	2,181	-4.8
Toronto	8	18	0	0	22	13	1,189	1,024	1,219	1,055	15.5
East York	4	6	0	0	0	0	0	0	4	6	-33.3
Etobicoke	1	6	0	0	18	0	148	281	167	287	-41.8
North York	18	13	0	0	90	0	37	458	145	471	-69.2
Scarborough	16	3	16	0	0	19	80	298	112	320	-65.0
York	2	2	0	0	0	0	428	40	430	42	**
York Region	204	141	46	0	247	105	11	984	508	1,230	-58.7
Aurora	14	25	0	0	0	18	0	0	14	43	-67.4
East Gwillimbury	92	0	34	0	64	0	0	0	190	0	n/a
Georgina Township	18	7	0	0	0	0	0	0	18	7	157.1
King Township	10	15	0	0	0	0	1	0	11	15	-26.7
Markham	4	1	0	0	112	21	10	984	126	1,006	-87.5
Newmarket	6	70	0	0	0	0	0	0	6	70	-91.4
Richmond Hill	5	7	12	0	3	6	0	0	20	13	53.8
Vaughan	27	16	0	0	68	60	0	0	95	76	25.0
Whitchurch-Stouffville	28	0	0	0	0	0	0	0	28	0	n/a
Peel Region	284	141	40	4	206	112	0	50	530	307	72.6
Brampton	240	113	38	0	182	112	0	50	460	275	67.3
Caledon	36	25	2	4	24	0	0	0	62	29	113.8
Mississauga	8	3	0	0	0	0	0	0	8	3	166.7
Halton Region	42	58	16	0	166	97	363	184	587	339	73.2
Burlington	6	1	0	0	0	0	0	154	6	155	-96.1
Halton Hills	2	1	0	0	0	13	0	0	2	14	-85.7
Milton	6	3	16	0	51	5	0	0	73	8	**
Oakville	28	53	0	0	115	79	363	30	506	162	**
Durham Region	156	105	4	0	62	52	6	143	228	300	-24.0
Ajax	3	38	0	0	56	12	0	0	59	50	18.0
Brock	22	0	0	0	0	0	0	0	22	0	n/a
Clarington	52	9	4	0	0	12	6	143	62	164	-62.2
Oshawa	76	44	0	0	0	28	0	0	76	72	5.6
Pickering	1	2	0	0	0	0	0	0	1	2	-50.0
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	0	2	0	0	0	0	0	0	0	2	-100.0
Whitby	2	10	0	0	6	0	0	0	8	10	-20.0
Remainder of Toronto CMA	77	122	0	26	11	62	0	1	88	211	-58.3
Bradford West Gwillimbury	22	58	0	24	0	31	0	0	22	113	-80.5
Town of Mono	7	0	0	0	0	0	0	1	7	1	**
New Tecumseth	22	64	0	2	11	31	0	0	33	97	-66.0
Orangeville	26	0	0	0	0	0	0	0	26	0	n/a
Toronto CMA	654	551	118	30	816	420	2,256	3,166	3,844	4,167	-7.8
Oshawa CMA	130	63	4	0	6	40	6	143	146	246	-40.7
Greater Toronto Area (GTA)	735	493	122	4	811	398	2,262	3,462	3,930	4,357	-9.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Toronto City	185	162	20	2	273	65	4,081	4,927	4,559	5,156	-11.6
Toronto	29	34	0	0	22	25	3,250	2,550	3,301	2,609	26.5
East York	15	10	0	2	0	0	0	0	15	12	25.0
Etobicoke	19	25	4	0	18	0	148	1,531	189	1,556	-87.9
North York	86	65	0	0	109	0	175	458	370	523	-29.3
Scarborough	31	20	16	0	0	40	80	348	127	408	-68.9
York	5	8	0	0	124	0	428	40	557	48	**
York Region	885	487	74	8	599	138	445	1,144	2,003	1,777	12.7
Aurora	134	105	0	0	0	18	77	0	211	123	71.5
East Gwillimbury	335	18	36	0	172	0	0	0	543	18	**
Georgina Township	47	113	2	0	24	12	0	0	73	125	-41.6
King Township	40	27	14	0	0	0	1	0	55	27	103.7
Markham	21	22	0	0	185	21	118	984	324	1,027	-68.5
Newmarket	29	131	0	0	0	6	0	6	29	143	-79.7
Richmond Hill	58	21	18	8	3	12	189	0	268	41	**
Vaughan	171	48	4	0	181	60	60	0	416	108	**
Whitchurch-Stouffville	50	2	0	0	34	9	0	154	84	165	-49.1
Peel Region	623	593	126	28	367	307	821	244	1,937	1,172	65.3
Brampton	534	506	76	20	285	277	196	50	1,091	853	27.9
Caledon	77	61	2	6	82	16	0	0	161	83	94.0
Mississauga	12	26	48	2	0	14	625	194	685	236	190.3
Halton Region	185	337	16	0	314	226	505	319	1,020	882	15.6
Burlington	18	7	0	0	0	0	0	154	18	161	-88.8
Halton Hills	12	7	0	0	0	13	0	0	12	20	-40.0
Milton	98	61	16	0	111	29	0	135	225	225	0.0
Oakville	57	262	0	0	203	184	505	30	765	476	60.7
Durham Region	507	211	4	2	153	107	304	367	968	687	40.9
Ajax	23	39	0	0	56	12	272	0	351	51	**
Brock	26	2	0	0	0	0	0	0	26	2	**
Clarington	149	31	4	0	0	12	6	273	159	316	-49.7
Oshawa	190	91	0	2	54	83	0	94	244	270	-9.6
Pickering	74	16	0	0	5	0	26	0	105	16	**
Scugog	3	0	0	0	0	0	0	0	3	0	n/a
Uxbridge	30	3	0	0	0	0	0	0	30	3	**
Whitby	12	29	0	0	38	0	0	0	50	29	72.4
Remainder of Toronto CMA	328	295	22	92	58	128	0	1	408	516	-20.9
Bradford West Gwillimbury	140	101	0	56	0	47	0	0	140	204	-31.4
Town of Mono	11	0	0	0	0	0	0	1	11	1	**
New Tecumseth	147	185	22	36	19	81	0	0	188	302	-37.7
Orangeville	30	9	0	0	39	0	0	0	69	9	**
Toronto CMA	2,315	1,925	258	130	1,672	876	6,150	6,481	10,395	9,412	10.4
Oshawa CMA	351	151	4	2	92	95	6	367	453	615	-26.3
Greater Toronto Area (GTA)	2,385	1,790	240	40	1,706	843	6,156	7,001	10,487	9,674	8.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Toronto City	108	32	22	0	1,505	2,101	377	0
Toronto	0	13	22	0	1,189	1,024	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	18	0	0	0	148	281	0	0
North York	90	0	0	0	37	458	0	0
Scarborough	0	19	0	0	80	298	0	0
York	0	0	0	0	51	40	377	0
York Region	247	105	0	0	10	678	1	306
Aurora	0	18	0	0	0	0	0	0
East Gwillimbury	64	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	1	0
Markham	112	21	0	0	10	678	0	306
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	3	6	0	0	0	0	0	0
Vaughan	68	60	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	206	112	0	0	0	50	0	0
Brampton	182	112	0	0	0	50	0	0
Caledon	24	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	166	97	0	0	79	184	284	0
Burlington	0	0	0	0	0	154	0	0
Halton Hills	0	13	0	0	0	0	0	0
Milton	51	5	0	0	0	0	0	0
Oakville	115	79	0	0	79	30	284	0
Durham Region	62	52	0	0	6	0	0	143
Ajax	56	12	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	12	0	0	6	0	0	143
Oshawa	0	28	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	6	0	0	0	0	0	0	0
Remainder of Toronto CMA	11	62	0	0	0	0	0	1
Bradford West Gwillimbury	0	31	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	1
New Tecumseth	11	31	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	794	420	22	0	1,594	2,859	662	307
Oshawa CMA	6	40	0	0	6	0	0	143
Greater Toronto Area (GTA)	789	398	22	0	1,600	3,013	662	449

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	251	65	22	0	3,549	4,333	532	594
Toronto	0	25	22	0	3,095	1,956	155	594
East York	0	0	0	0	0	0	0	0
Etobicoke	18	0	0	0	148	1,531	0	0
North York	109	0	0	0	175	458	0	0
Scarborough	0	40	0	0	80	348	0	0
York	124	0	0	0	51	40	377	0
York Region	599	138	0	0	444	832	1	312
Aurora	0	18	0	0	77	0	0	0
East Gwillimbury	172	0	0	0	0	0	0	0
Georgina Township	24	12	0	0	0	0	0	0
King Township	0	0	0	0	0	0	1	0
Markham	185	21	0	0	118	678	0	306
Newmarket	0	6	0	0	0	0	0	6
Richmond Hill	3	12	0	0	189	0	0	0
Vaughan	181	60	0	0	60	0	0	0
Whitchurch-Stouffville	34	9	0	0	0	154	0	0
Peel Region	367	307	0	0	821	244	0	0
Brampton	285	277	0	0	196	50	0	0
Caledon	82	16	0	0	0	0	0	0
Mississauga	0	14	0	0	625	194	0	0
Halton Region	314	226	0	0	221	319	284	0
Burlington	0	0	0	0	0	154	0	0
Halton Hills	0	13	0	0	0	0	0	0
Milton	111	29	0	0	0	135	0	0
Oakville	203	184	0	0	221	30	284	0
Durham Region	153	107	0	0	32	130	272	237
Ajax	56	12	0	0	0	0	272	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	12	0	0	6	130	0	143
Oshawa	54	83	0	0	0	0	0	94
Pickering	5	0	0	0	26	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	38	0	0	0	0	0	0	0
Remainder of Toronto CMA	58	128	0	0	0	0	0	1
Bradford West Gwillimbury	0	47	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	1
New Tecumseth	19	81	0	0	0	0	0	0
Orangeville	39	0	0	0	0	0	0	0
Toronto CMA	1,650	876	22	0	5,061	5,574	1,089	907
Oshawa CMA	92	95	0	0	6	130	0	237
Greater Toronto Area (GTA)	1,684	843	22	0	5,067	5,858	1,089	1,143

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Toronto City	173	51	1,505	2,130	399	0	2,077	2,181
Toronto	8	21	1,189	1,034	22	0	1,219	1,055
East York	4	6	0	0	0	0	4	6
Etobicoke	19	6	148	281	0	0	167	287
North York	108	13	37	458	0	0	145	471
Scarborough	32	3	80	317	0	0	112	320
York	2	2	51	40	377	0	430	42
York Region	497	391	10	533	1	306	508	1,230
Aurora	14	41	0	2	0	0	14	43
East Gwillimbury	190	0	0	0	0	0	190	0
Georgina Township	18	7	0	0	0	0	18	7
King Township	10	15	0	0	1	0	11	15
Markham	116	229	10	471	0	306	126	1,006
Newmarket	6	70	0	0	0	0	6	70
Richmond Hill	20	13	0	0	0	0	20	13
Vaughan	95	16	0	60	0	0	95	76
Whitchurch-Stouffville	28	0	0	0	0	0	28	0
Peel Region	488	307	42	0	0	0	530	307
Brampton	418	275	42	0	0	0	460	275
Caledon	62	29	0	0	0	0	62	29
Mississauga	8	3	0	0	0	0	8	3
Halton Region	186	155	117	184	284	0	587	339
Burlington	6	1	0	154	0	0	6	155
Halton Hills	2	14	0	0	0	0	2	14
Milton	73	8	0	0	0	0	73	8
Oakville	105	132	117	30	284	0	506	162
Durham Region	175	150	53	7	0	143	228	300
Ajax	18	44	41	6	0	0	59	50
Brock	22	0	0	0	0	0	22	0
Clarington	56	21	6	0	0	143	62	164
Oshawa	76	72	0	0	0	0	76	72
Pickering	1	2	0	0	0	0	1	2
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	1	0	1	0	0	0	2
Whitby	2	10	6	0	0	0	8	10
Remainder of Toronto CMA	83	210	5	0	0	1	88	211
Bradford West Gwillimbury	22	113	0	0	0	0	22	113
Town of Mono	7	0	0	0	0	1	7	1
New Tecumseth	28	97	5	0	0	0	33	97
Orangeville	26	0	0	0	0	0	26	0
Toronto CMA	1,440	1,160	1,720	2,700	684	307	3,844	4,167
Oshawa CMA	134	103	12	0	0	143	146	246
Greater Toronto Area (GTA)	1,519	1,054	1,727	2,854	684	449	3,930	4,357

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	621	200	3,384	4,362	554	594	4,559	5,156
Toronto	318	49	2,806	1,966	177	594	3,301	2,609
East York	15	12	0	0	0	0	15	12
Etobicoke	41	25	148	1,531	0	0	189	1,556
North York	195	65	175	458	0	0	370	523
Scarborough	47	41	80	367	0	0	127	408
York	5	8	175	40	377	0	557	48
York Region	1,556	764	446	701	1	312	2,003	1,777
Aurora	133	121	78	2	0	0	211	123
East Gwillimbury	543	18	0	0	0	0	543	18
Georgina Township	72	125	1	0	0	0	73	125
King Township	54	27	0	0	1	0	55	27
Markham	206	250	118	471	0	306	324	1,027
Newmarket	29	137	0	0	0	6	29	143
Richmond Hill	79	27	189	14	0	0	268	41
Vaughan	356	48	60	60	0	0	416	108
Whitchurch-Stouffville	84	11	0	154	0	0	84	165
Peel Region	1,074	969	863	203	0	0	1,937	1,172
Brampton	853	844	238	9	0	0	1,091	853
Caledon	161	83	0	0	0	0	161	83
Mississauga	60	42	625	194	0	0	685	236
Halton Region	477	563	259	319	284	0	1,020	882
Burlington	18	7	0	154	0	0	18	161
Halton Hills	12	20	0	0	0	0	12	20
Milton	225	90	0	135	0	0	225	225
Oakville	222	446	259	30	284	0	765	476
Durham Region	598	311	98	137	272	239	968	687
Ajax	31	45	48	6	272	0	351	51
Brock	26	2	0	0	0	0	26	2
Clarington	153	43	6	130	0	143	159	316
Oshawa	244	174	0	0	0	96	244	270
Pickering	74	16	31	0	0	0	105	16
Scugog	3	0	0	0	0	0	3	0
Uxbridge	30	2	0	1	0	0	30	3
Whitby	37	29	13	0	0	0	50	29
Remainder of Toronto CMA	376	513	32	2	0	1	408	516
Bradford West Gwillimbury	140	204	0	0	0	0	140	204
Town of Mono	11	0	0	0	0	1	11	1
New Tecumseth	179	300	9	2	0	0	188	302
Orangeville	46	9	23	0	0	0	69	9
Toronto CMA	4,221	3,065	5,063	5,440	1,111	907	10,395	9,412
Oshawa CMA	434	246	19	130	0	239	453	615
Greater Toronto Area (GTA)	4,326	2,807	5,050	5,722	1,111	1,145	10,487	9,674

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	% Change
Toronto City	106	71	0	6	22	47	842	1,490	970	1,614	-39.9
Toronto	16	20	0	4	7	0	816	1,031	839	1,055	-20.5
East York	4	14	0	0	0	0	0	0	4	14	-71.4
Etobicoke	49	14	0	2	15	0	0	41	64	57	12.3
North York	29	21	0	0	0	20	26	20	55	61	-9.8
Scarborough	4	0	0	0	0	27	0	398	4	425	-99.1
York	4	2	0	0	0	0	0	0	4	2	100.0
York Region	298	198	8	18	181	201	33	35	520	452	15.0
Aurora	46	57	6	0	18	34	0	35	70	126	-44.4
East Gwillimbury	10	5	0	0	0	0	0	0	10	5	100.0
Georgina Township	27	11	0	0	12	6	0	0	39	17	129.4
King Township	33	4	0	0	4	0	0	0	37	4	**
Markham	5	31	0	8	62	17	0	0	67	56	19.6
Newmarket	24	11	0	4	12	13	0	0	36	28	28.6
Richmond Hill	11	44	2	0	3	78	0	0	16	122	-86.9
Vaughan	123	33	0	6	65	34	33	0	221	73	**
Whitchurch-Stouffville	19	2	0	0	5	19	0	0	24	21	14.3
Peel Region	378	321	66	66	138	32	291	274	873	693	26.0
Brampton	351	246	56	44	115	32	0	274	522	596	-12.4
Caledon	18	49	0	22	0	0	0	0	18	71	-74.6
Mississauga	9	26	10	0	23	0	291	0	333	26	**
Halton Region	123	149	8	0	93	83	288	56	512	288	77.8
Burlington	0	5	0	0	0	0	0	0	0	5	-100.0
Halton Hills	5	53	0	0	11	0	0	0	16	53	-69.8
Milton	70	63	0	0	0	16	0	0	70	79	-11.4
Oakville	48	28	8	0	82	67	288	56	426	151	182.1
Durham Region	141	88	12	2	56	194	193	122	402	406	-1.0
Ajax	38	16	6	0	22	12	0	0	66	28	135.7
Brock	0	1	0	0	0	0	0	0	0	1	-100.0
Clarington	29	14	0	0	14	61	20	0	63	75	-16.0
Oshawa	36	40	4	2	15	40	4	122	59	204	-71.1
Pickering	19	9	0	0	0	0	169	0	188	9	**
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	1	1	0	0	0	0	0	0	1	1	0.0
Whitby	18	7	2	0	5	81	0	0	25	88	-71.6
Remainder of Toronto CMA	59	65	0	8	11	0	0	1	70	74	-5.4
Bradford West Gwillimbury	25	21	0	0	6	0	0	0	31	21	47.6
Town of Mono	2	4	0	0	0	0	0	1	2	5	-60.0
New Tecumseth	32	38	0	8	5	0	0	0	37	46	-19.6
Orangeville	0	2	0	0	0	0	0	0	0	2	-100.0
Toronto CMA	1,022	825	88	98	467	375	1,623	1,856	3,200	3,154	1.5
Oshawa CMA	83	61	6	2	34	182	24	122	147	367	-59.9
Greater Toronto Area (GTA)	1,046	827	94	92	490	557	1,647	1,977	3,277	3,453	-5.1

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Toronto City	288	191	2	62	89	59	4,769	4,170	5,148	4,482	14.9
Toronto	41	33	0	4	7	3	3,997	2,121	4,045	2,161	87.2
East York	15	18	2	0	0	0	316	0	333	18	**
Etobicoke	105	49	0	2	66	0	0	543	171	594	-71.2
North York	99	73	0	54	16	29	436	1,108	551	1,264	-56.4
Scarborough	18	6	0	0	0	27	0	398	18	431	-95.8
York	10	12	0	2	0	0	20	0	30	14	114.3
York Region	870	727	80	36	372	536	111	687	1,433	1,986	-27.8
Aurora	163	175	54	4	116	54	0	35	333	268	24.3
East Gwillimbury	19	61	0	0	0	0	0	0	19	61	-68.9
Georgina Township	84	57	0	0	12	6	0	0	96	63	52.4
King Township	116	37	2	0	18	3	0	0	136	40	**
Markham	85	89	4	16	77	54	0	0	166	159	4.4
Newmarket	76	67	6	6	12	13	0	0	94	86	9.3
Richmond Hill	81	69	4	0	45	103	0	652	130	824	-84.2
Vaughan	190	158	10	10	81	136	111	0	392	304	28.9
Whitchurch-Stouffville	56	14	0	0	11	167	0	0	67	181	-63.0
Peel Region	1,220	856	204	182	508	623	1,155	412	3,087	2,073	48.9
Brampton	1,019	689	168	140	310	552	188	412	1,685	1,793	-6.0
Caledon	167	122	24	36	80	62	0	0	271	220	23.2
Mississauga	34	45	12	6	118	9	967	0	1,131	60	**
Halton Region	281	330	28	2	269	145	789	194	1,367	671	103.7
Burlington	19	12	0	0	13	6	222	8	254	26	**
Halton Hills	13	136	0	0	11	8	0	0	24	144	-83.3
Milton	89	128	0	2	40	19	186	0	315	149	111.4
Oakville	160	54	28	0	205	112	381	186	774	352	119.9
Durham Region	456	445	36	14	278	256	277	124	1,047	839	24.8
Ajax	78	53	6	0	32	18	0	0	116	71	63.4
Brock	2	4	0	0	0	0	0	0	2	4	-50.0
Clarington	142	94	0	0	44	73	41	0	227	167	35.9
Oshawa	97	176	12	6	104	66	4	124	217	372	-41.7
Pickering	52	53	4	6	0	0	169	0	225	59	**
Scugog	2	9	0	0	0	0	0	0	2	9	-77.8
Uxbridge	31	21	6	2	44	0	0	0	81	23	**
Whitby	52	35	8	0	54	99	63	0	177	134	32.1
Remainder of Toronto CMA	299	257	36	8	103	0	0	1	438	266	64.7
Bradford West Gwillimbury	154	90	28	0	22	0	0	0	204	90	126.7
Town of Mono	10	55	0	0	0	0	0	1	10	56	-82.1
New Tecumseth	134	100	8	8	73	0	0	0	215	108	99.1
Orangeville	1	12	0	0	8	0	0	0	9	12	-25.0
Toronto CMA	3,100	2,476	366	298	1,404	1,375	6,771	5,456	11,641	9,605	21.2
Oshawa CMA	291	305	20	6	202	238	108	124	621	673	-7.7
Greater Toronto Area (GTA)	3,115	2,549	350	296	1,516	1,619	7,101	5,587	12,082	10,051	20.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Toronto City	22	47	0	0	842	1,468	0	22
Toronto	7	0	0	0	816	1,029	0	2
East York	0	0	0	0	0	0	0	0
Etobicoke	15	0	0	0	0	41	0	0
North York	0	20	0	0	26	0	0	20
Scarborough	0	27	0	0	0	398	0	0
York	0	0	0	0	0	0	0	0
York Region	181	201	0	0	0	35	33	0
Aurora	18	34	0	0	0	35	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	12	6	0	0	0	0	0	0
King Township	4	0	0	0	0	0	0	0
Markham	62	17	0	0	0	0	0	0
Newmarket	12	13	0	0	0	0	0	0
Richmond Hill	3	78	0	0	0	0	0	0
Vaughan	65	34	0	0	0	0	33	0
Whitchurch-Stouffville	5	19	0	0	0	0	0	0
Peel Region	138	32	0	0	291	50	0	224
Brampton	115	32	0	0	0	50	0	224
Caledon	0	0	0	0	0	0	0	0
Mississauga	23	0	0	0	291	0	0	0
Halton Region	93	83	0	0	288	56	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	11	0	0	0	0	0	0	0
Milton	0	16	0	0	0	0	0	0
Oakville	82	67	0	0	288	56	0	0
Durham Region	56	194	0	0	189	0	4	122
Ajax	22	12	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	14	61	0	0	20	0	0	0
Oshawa	15	40	0	0	0	0	4	122
Pickering	0	0	0	0	169	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	5	81	0	0	0	0	0	0
Remainder of Toronto CMA	11	0	0	0	0	0	0	1
Bradford West Gwillimbury	6	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	1
New Tecumseth	5	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	467	375	0	0	1,590	1,609	33	247
Oshawa CMA	34	182	0	0	20	0	4	122
Greater Toronto Area (GTA)	490	557	0	0	1,610	1,609	37	368

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	73	59	16	0	4,293	3,937	476	233
Toronto	7	3	0	0	3,521	1,908	476	213
East York	0	0	0	0	316	0	0	0
Etobicoke	66	0	0	0	0	543	0	0
North York	0	29	16	0	436	1,088	0	20
Scarborough	0	27	0	0	0	398	0	0
York	0	0	0	0	20	0	0	0
York Region	372	536	0	0	78	485	33	202
Aurora	116	54	0	0	0	35	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	12	6	0	0	0	0	0	0
King Township	18	3	0	0	0	0	0	0
Markham	77	54	0	0	0	0	0	0
Newmarket	12	13	0	0	0	0	0	0
Richmond Hill	45	103	0	0	0	450	0	202
Vaughan	81	136	0	0	78	0	33	0
Whitchurch-Stouffville	11	167	0	0	0	0	0	0
Peel Region	508	623	0	0	819	131	336	281
Brampton	310	552	0	0	176	131	12	281
Caledon	80	62	0	0	0	0	0	0
Mississauga	118	9	0	0	643	0	324	0
Halton Region	269	145	0	0	789	194	0	0
Burlington	13	6	0	0	222	8	0	0
Halton Hills	11	8	0	0	0	0	0	0
Milton	40	19	0	0	186	0	0	0
Oakville	205	112	0	0	381	186	0	0
Durham Region	278	256	0	0	271	0	6	124
Ajax	32	18	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	44	73	0	0	39	0	2	0
Oshawa	104	66	0	0	0	0	4	124
Pickering	0	0	0	0	169	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	44	0	0	0	0	0	0	0
Whitby	54	99	0	0	63	0	0	0
Remainder of Toronto CMA	103	0	0	0	0	0	0	1
Bradford West Gwillimbury	22	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	1
New Tecumseth	73	0	0	0	0	0	0	0
Orangeville	8	0	0	0	0	0	0	0
Toronto CMA	1,388	1,375	16	0	5,926	4,739	845	717
Oshawa CMA	202	238	0	0	102	0	6	124
Greater Toronto Area (GTA)	1,500	1,619	16	0	6,250	4,747	851	840

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Toronto City	113	103	857	1,489	0	22	970	1,614
Toronto	23	24	816	1,029	0	2	839	1,055
East York	4	14	0	0	0	0	4	14
Etobicoke	49	16	15	41	0	0	64	57
North York	29	20	26	21	0	20	55	61
Scarborough	4	27	0	398	0	0	4	425
York	4	2	0	0	0	0	4	2
York Region	481	356	6	96	33	0	520	452
Aurora	70	91	0	35	0	0	70	126
East Gwillimbury	10	5	0	0	0	0	10	5
Georgina Township	39	17	0	0	0	0	39	17
King Township	37	4	0	0	0	0	37	4
Markham	67	56	0	0	0	0	67	56
Newmarket	36	15	0	13	0	0	36	28
Richmond Hill	16	122	0	0	0	0	16	122
Vaughan	182	33	6	40	33	0	221	73
Whitchurch-Stouffville	24	13	0	8	0	0	24	21
Peel Region	582	419	291	50	0	224	873	693
Brampton	522	322	0	50	0	224	522	596
Caledon	18	71	0	0	0	0	18	71
Mississauga	42	26	291	0	0	0	333	26
Halton Region	224	232	288	56	0	0	512	288
Burlington	0	5	0	0	0	0	0	5
Halton Hills	16	53	0	0	0	0	16	53
Milton	70	79	0	0	0	0	70	79
Oakville	138	95	288	56	0	0	426	151
Durham Region	182	196	216	88	4	122	402	406
Ajax	50	16	16	12	0	0	66	28
Brock	0	1	0	0	0	0	0	1
Clarington	37	59	26	16	0	0	63	75
Oshawa	55	82	0	0	4	122	59	204
Pickering	19	9	169	0	0	0	188	9
Scugog	0	0	0	0	0	0	0	0
Uxbridge	1	1	0	0	0	0	1	1
Whitby	20	28	5	60	0	0	25	88
Remainder of Toronto CMA	70	67	0	6	0	1	70	74
Bradford West Gwillimbury	31	21	0	0	0	0	31	21
Town of Mono	2	4	0	0	0	1	2	5
New Tecumseth	37	40	0	6	0	0	37	46
Orangeville	0	2	0	0	0	0	0	2
Toronto CMA	1,540	1,198	1,627	1,709	33	247	3,200	3,154
Oshawa CMA	112	169	31	76	4	122	147	367
Greater Toronto Area (GTA)	1,582	1,306	1,658	1,779	37	368	3,277	3,453

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	297	279	4,359	3,970	492	233	5,148	4,482
Toronto	48	37	3,521	1,911	476	213	4,045	2,161
East York	17	18	316	0	0	0	333	18
Etobicoke	105	51	66	543	0	0	171	594
North York	99	126	436	1,118	16	20	551	1,264
Scarborough	18	33	0	398	0	0	18	431
York	10	14	20	0	0	0	30	14
York Region	1,294	1,076	106	708	33	202	1,433	1,986
Aurora	333	233	0	35	0	0	333	268
East Gwillimbury	19	61	0	0	0	0	19	61
Georgina Township	96	63	0	0	0	0	96	63
King Township	136	37	0	3	0	0	136	40
Markham	166	159	0	0	0	0	166	159
Newmarket	94	73	0	13	0	0	94	86
Richmond Hill	120	172	10	450	0	202	130	824
Vaughan	263	162	96	142	33	0	392	304
Whitchurch-Stouffville	67	116	0	65	0	0	67	181
Peel Region	1,982	1,624	769	168	336	281	3,087	2,073
Brampton	1,547	1,353	126	159	12	281	1,685	1,793
Caledon	271	220	0	0	0	0	271	220
Mississauga	164	51	643	9	324	0	1,131	60
Halton Region	574	461	793	210	0	0	1,367	671
Burlington	19	12	235	14	0	0	254	26
Halton Hills	24	144	0	0	0	0	24	144
Milton	129	149	186	0	0	0	315	149
Oakville	402	156	372	196	0	0	774	352
Durham Region	676	603	365	112	6	124	1,047	839
Ajax	96	53	20	18	0	0	116	71
Brock	2	4	0	0	0	0	2	4
Clarington	150	151	75	16	2	0	227	167
Oshawa	213	248	0	0	4	124	217	372
Pickering	56	59	169	0	0	0	225	59
Scugog	2	9	0	0	0	0	2	9
Uxbridge	80	23	1	0	0	0	81	23
Whitby	77	56	100	78	0	0	177	134
Remainder of Toronto CMA	435	256	3	9	0	1	438	266
Bradford West Gwillimbury	204	90	0	0	0	0	204	90
Town of Mono	10	55	0	0	0	1	10	56
New Tecumseth	212	99	3	9	0	0	215	108
Orangeville	9	12	0	0	0	0	9	12
Toronto CMA	4,795	3,819	5,985	5,069	861	717	11,641	9,605
Oshawa CMA	440	455	175	94	6	124	621	673
Greater Toronto Area (GTA)	4,823	4,043	6,392	5,168	867	840	12,082	10,051

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
March 2017	0	0.0	0	0.0	0	0.0	38	37.3	64	62.7	102	1,500,000	1,697,300
March 2016	0	0.0	0	0.0	0	0.0	3	6.0	47	94.0	50	2,350,000	2,372,900
Year-to-date 2017	0	0.0	0	0.0	1	0.4	52	20.8	197	78.8	250	1,915,000	1,826,670
Year-to-date 2016	1	0.6	0	0.0	7	4.2	12	7.2	146	88.0	166	2,000,000	1,991,463
Toronto													
March 2017	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	-
March 2016	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	2	7.1	26	92.9	28	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	6.7	14	93.3	15	-	-
East York													
March 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
Year-to-date 2016	0	0.0	0	0.0	2	33.3	2	33.3	2	33.3	6	-	-
Etobicoke													
March 2017	0	0.0	0	0.0	0	0.0	35	77.8	10	22.2	45	930,000	939,384
March 2016	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	39	45.9	46	54.1	85	930,000	939,384
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	40	100.0	40	-	1,685,000
North York													
March 2017	0	0.0	0	0.0	0	0.0	0	0.0	35	100.0	35	-	-
March 2016	0	0.0	0	0.0	0	0.0	0	0.0	30	100.0	30	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	95	100.0	95	-	-
Year-to-date 2016	0	0.0	0	0.0	1	1.2	0	0.0	81	98.8	82	-	1,938,462
Scarborough													
March 2017	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	-	-
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	7	28.0	18	72.0	25	-	-
Year-to-date 2016	1	14.3	0	0.0	4	57.1	2	28.6	0	0.0	7	-	-
York													
March 2017	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	-	-
March 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	1	9.1	4	36.4	6	54.5	11	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	7	43.8	9	56.3	16	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
March 2017	6	2.0	23	7.8	43	14.5	68	23.0	156	52.7	296	1,015,000	1,169,323
March 2016	12	6.1	20	10.2	32	16.2	72	36.5	61	31.0	197	865,000	952,103
Year-to-date 2017	17	2.0	101	12.0	134	15.9	194	23.0	397	47.1	843	985,000	1,171,982
Year-to-date 2016	48	6.6	109	14.9	146	20.0	212	29.0	215	29.5	730	850,000	958,702
Aurora													
March 2017	0	0.0	0	0.0	4	8.7	20	43.5	22	47.8	46	987,500	1,108,773
March 2016	0	0.0	0	0.0	5	8.8	39	68.4	13	22.8	57	865,000	909,376
Year-to-date 2017	0	0.0	0	0.0	27	16.6	71	43.6	65	39.9	163	960,000	1,032,494
Year-to-date 2016	0	0.0	0	0.0	36	20.3	126	71.2	15	8.5	177	850,000	877,178
East Gwillimbury													
March 2017	1	10.0	3	30.0	5	50.0	1	10.0	0	0.0	10	655,000	674,190
March 2016	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	-	608,990
Year-to-date 2017	2	10.5	9	47.4	7	36.8	1	5.3	0	0.0	19	655,000	664,523
Year-to-date 2016	15	24.6	38	62.3	7	11.5	0	0.0	1	1.6	61	610,000	589,646
Georgina Township													
March 2017	5	18.5	19	70.4	2	7.4	1	3.7	0	0.0	27	575,000	569,064
March 2016	2	18.2	8	72.7	1	9.1	0	0.0	0	0.0	11	-	-
Year-to-date 2017	15	17.9	62	73.8	3	3.6	4	4.8	0	0.0	84	572,500	572,395
Year-to-date 2016	23	40.4	29	50.9	2	3.5	2	3.5	1	1.8	57	-	573,413
King Township													
March 2017	0	0.0	0	0.0	3	9.1	4	12.1	26	78.8	33	1,185,000	1,708,064
March 2016	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	-	1,065,245
Year-to-date 2017	0	0.0	0	0.0	7	6.0	22	18.8	88	75.2	117	1,125,000	1,388,119
Year-to-date 2016	0	0.0	0	0.0	1	2.6	6	15.4	32	82.1	39	1,385,000	1,406,826
Markham													
March 2017	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	-	-
March 2016	10	34.5	5	17.2	6	20.7	2	6.9	6	20.7	29	630,000	827,700
Year-to-date 2017	0	0.0	0	0.0	2	3.4	27	46.6	29	50.0	58	995,000	1,919,879
Year-to-date 2016	10	11.4	16	18.2	23	26.1	8	9.1	31	35.2	88	762,500	964,944
Newmarket													
March 2017	0	0.0	0	0.0	10	41.7	4	16.7	10	41.7	24	860,000	890,488
March 2016	0	0.0	2	18.2	5	45.5	3	27.3	1	9.1	11	790,000	815,095
Year-to-date 2017	0	0.0	13	17.1	38	50.0	10	13.2	15	19.7	76	775,000	799,132
Year-to-date 2016	0	0.0	11	16.4	29	43.3	25	37.3	2	3.0	67	790,000	776,808
Richmond Hill													
March 2017	0	0.0	0	0.0	3	27.3	0	0.0	8	72.7	11	1,490,000	2,065,600
March 2016	0	0.0	0	0.0	12	27.3	26	59.1	6	13.6	44	840,000	917,946
Year-to-date 2017	0	0.0	0	0.0	8	9.9	0	0.0	73	90.1	81	1,580,000	1,738,332
Year-to-date 2016	0	0.0	0	0.0	12	17.4	27	39.1	30	43.5	69	955,000	1,292,089
Vaughan													
March 2017	0	0.0	0	0.0	0	0.0	36	29.3	87	70.7	123	1,140,000	1,257,340
March 2016	0	0.0	0	0.0	0	0.0	0	0.0	33	100.0	33	1,205,000	1,264,710
Year-to-date 2017	0	0.0	0	0.0	5	2.6	58	30.5	127	66.8	190	1,140,000	1,299,501
Year-to-date 2016	0	0.0	8	5.1	34	21.7	17	10.8	98	62.4	157	1,175,000	1,076,783
Whitchurch-Stouffville													
March 2017	0	0.0	1	5.6	16	88.9	1	5.6	0	0.0	18	740,000	734,431
March 2016	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	-	-
Year-to-date 2017	0	0.0	17	30.9	37	67.3	1	1.8	0	0.0	55	705,000	686,043
Year-to-date 2016	0	0.0	7	46.7	2	13.3	1	6.7	5	33.3	15	-	911,833

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
March 2017	36	9.5	139	36.9	92	24.4	78	20.7	32	8.5	377	665,000	731,274
March 2016	43	13.0	105	31.7	124	37.5	44	13.3	15	4.5	331	680,000	699,646
Year-to-date 2017	85	7.0	360	29.6	482	39.6	212	17.4	79	6.5	1,218	690,000	728,098
Year-to-date 2016	86	9.9	313	36.0	290	33.4	126	14.5	54	6.2	869	660,000	707,656
Brampton													
March 2017	36	10.3	139	39.7	82	23.4	75	21.4	18	5.1	350	650,000	696,509
March 2016	43	16.8	104	40.6	76	29.7	31	12.1	2	0.8	256	635,000	641,800
Year-to-date 2017	84	8.3	342	33.6	369	36.2	190	18.7	33	3.2	1,018	675,000	694,426
Year-to-date 2016	84	12.0	297	42.3	207	29.5	98	14.0	16	2.3	702	640,000	662,743
Caledon													
March 2017	0	0.0	0	0.0	10	55.6	3	16.7	5	27.8	18	760,000	987,400
March 2016	0	0.0	1	2.0	48	98.0	0	0.0	0	0.0	49	685,000	695,124
Year-to-date 2017	1	0.6	18	10.8	113	68.1	19	11.4	15	9.0	166	725,000	780,256
Year-to-date 2016	2	1.6	16	13.1	83	68.0	8	6.6	13	10.7	122	685,000	760,805
Mississauga													
March 2017	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	1,571,000
March 2016	0	0.0	0	0.0	0	0.0	13	50.0	13	50.0	26	1,050,000	1,277,727
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	8.8	31	91.2	34	1,295,000	1,481,618
Year-to-date 2016	0	0.0	0	0.0	0	0.0	20	44.4	25	55.6	45	1,050,000	1,264,220
Halton Region													
March 2017	0	0.0	1	0.8	40	32.8	59	48.4	22	18.0	122	860,000	1,081,880
March 2016	0	0.0	38	25.9	52	35.4	36	24.5	21	14.3	147	755,000	832,703
Year-to-date 2017	1	0.4	11	3.9	60	21.4	97	34.6	111	39.6	280	900,000	1,338,494
Year-to-date 2016	1	0.3	83	24.9	113	33.8	80	24.0	57	17.1	334	770,000	896,540
Burlington													
March 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
March 2016	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	-	-
Year-to-date 2016	0	0.0	0	0.0	2	15.4	2	15.4	9	69.2	13	-	-
Halton Hills													
March 2017	0	0.0	0	0.0	1	20.0	3	60.0	1	20.0	5	-	1,027,960
March 2016	0	0.0	4	7.5	27	50.9	22	41.5	0	0.0	53	790,000	779,417
Year-to-date 2017	0	0.0	0	0.0	2	15.4	8	61.5	3	23.1	13	-	1,176,345
Year-to-date 2016	0	0.0	11	8.1	66	48.5	59	43.4	0	0.0	136	790,000	789,898
Milton													
March 2017	0	0.0	1	1.4	36	51.4	33	47.1	0	0.0	70	800,000	817,200
March 2016	0	0.0	34	54.0	25	39.7	4	6.3	0	0.0	63	650,000	671,393
Year-to-date 2017	0	0.0	11	12.4	45	50.6	33	37.1	0	0.0	89	790,000	787,049
Year-to-date 2016	1	0.8	72	56.3	45	35.2	7	5.5	3	2.3	128	650,000	679,823
Oakville													
March 2017	0	0.0	0	0.0	3	6.5	23	50.0	20	43.5	46	930,000	1,490,515
March 2016	0	0.0	0	0.0	0	0.0	10	38.5	16	61.5	26	1,160,000	1,332,189
Year-to-date 2017	1	0.6	0	0.0	13	8.2	56	35.4	88	55.7	158	1,037,500	1,653,426
Year-to-date 2016	0	0.0	0	0.0	0	0.0	12	21.1	45	78.9	57	1,300,000	1,637,646

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
March 2017	36	28.1	46	35.9	25	19.5	20	15.6	1	0.8	128	560,000	613,994
March 2016	34	39.5	27	31.4	24	27.9	1	1.2	0	0.0	86	545,000	560,640
Year-to-date 2017	152	34.9	149	34.3	81	18.6	44	10.1	9	2.1	435	545,000	581,907
Year-to-date 2016	170	39.8	167	39.1	76	17.8	12	2.8	2	0.5	427	530,000	542,699
Ajax													
March 2017	0	0.0	17	63.0	10	37.0	0	0.0	0	0.0	27	590,000	618,573
March 2016	0	0.0	4	26.7	11	73.3	0	0.0	0	0.0	15	665,000	654,153
Year-to-date 2017	0	0.0	37	55.2	30	44.8	0	0.0	0	0.0	67	647,500	637,682
Year-to-date 2016	4	7.7	27	51.9	21	40.4	0	0.0	0	0.0	52	620,000	609,586
Brock													
March 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
March 2017	19	65.5	9	31.0	1	3.4	0	0.0	0	0.0	29	465,000	483,310
March 2016	7	50.0	4	28.6	2	14.3	1	7.1	0	0.0	14	-	539,486
Year-to-date 2017	90	64.7	42	30.2	6	4.3	0	0.0	1	0.7	139	475,000	493,799
Year-to-date 2016	44	48.9	41	45.6	3	3.3	2	2.2	0	0.0	90	500,000	496,072
Oshawa													
March 2017	14	40.0	18	51.4	3	8.6	0	0.0	0	0.0	35	510,000	518,771
March 2016	23	57.5	17	42.5	0	0.0	0	0.0	0	0.0	40	492,500	497,625
Year-to-date 2017	32	33.7	54	56.8	8	8.4	1	1.1	0	0.0	95	530,000	534,400
Year-to-date 2016	95	54.0	74	42.0	7	4.0	0	0.0	0	0.0	176	490,000	499,113
Pickering													
March 2017	2	11.1	0	0.0	4	22.2	12	66.7	0	0.0	18	825,000	815,043
March 2016	1	11.1	2	22.2	6	66.7	0	0.0	0	0.0	9	-	664,033
Year-to-date 2017	2	3.9	3	5.9	20	39.2	22	43.1	4	7.8	51	825,000	817,250
Year-to-date 2016	2	3.8	14	26.4	31	58.5	6	11.3	0	0.0	53	700,000	685,392
Scugog													
March 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
March 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
March 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	22	71.0	4	12.9	0	0.0	5	16.1	0	0.0	31	320,000	422,906
Year-to-date 2016	16	76.2	4	19.0	0	0.0	1	4.8	0	0.0	21	390,000	414,689
Whitby													
March 2017	1	5.6	1	5.6	7	38.9	8	44.4	1	5.6	18	-	801,778
March 2016	2	28.6	0	0.0	5	71.4	0	0.0	0	0.0	7	-	629,714
Year-to-date 2017	6	11.5	9	17.3	17	32.7	16	30.8	4	7.7	52	650,000	758,452
Year-to-date 2016	9	25.7	7	20.0	14	40.0	3	8.6	2	5.7	35	610,000	699,250

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
March 2017	13	22.0	43	72.9	2	3.4	1	1.7	0	0.0	59	550,000	544,076
March 2016	10	15.4	50	76.9	3	4.6	1	1.5	1	1.5	65	555,000	554,278
Year-to-date 2017	61	20.4	225	75.3	11	3.7	2	0.7	0	0.0	299	550,000	536,994
Year-to-date 2016	54	22.7	140	58.8	36	15.1	7	2.9	1	0.4	238	555,000	568,073
Bradford West Gwillimbury													
March 2017	0	0.0	24	96.0	1	4.0	0	0.0	0	0.0	25	605,000	592,987
March 2016	1	4.8	19	90.5	1	4.8	0	0.0	0	0.0	21	585,000	588,038
Year-to-date 2017	19	12.3	131	85.1	4	2.6	0	0.0	0	0.0	154	585,000	567,496
Year-to-date 2016	16	19.8	61	75.3	4	4.9	0	0.0	0	0.0	81	585,000	569,212
Town of Mono													
March 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
March 2016	2	50.0	0	0.0	0	0.0	1	25.0	1	25.0	4	-	-
Year-to-date 2017	0	0.0	1	10.0	7	70.0	2	20.0	0	0.0	10	-	-
Year-to-date 2016	10	18.2	21	38.2	17	30.9	6	10.9	1	1.8	55	-	630,744
New Tecumseth													
March 2017	13	40.6	19	59.4	0	0.0	0	0.0	0	0.0	32	515,000	505,865
March 2016	7	18.4	30	78.9	1	2.6	0	0.0	0	0.0	38	542,500	535,622
Year-to-date 2017	42	31.3	92	68.7	0	0.0	0	0.0	0	0.0	134	515,000	501,939
Year-to-date 2016	24	26.7	55	61.1	11	12.2	0	0.0	0	0.0	90	525,000	535,712
Orangeville													
March 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2016	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	4	33.3	3	25.0	4	33.3	1	8.3	0	0.0	12	-	-
Toronto CMA													
March 2017	57	5.7	224	22.4	191	19.1	256	25.6	273	27.3	1,001	830,000	993,516
March 2016	67	8.3	219	27.0	228	28.1	156	19.3	140	17.3	810	710,000	870,625
Year-to-date 2017	188	6.2	741	24.5	738	24.4	584	19.3	768	25.4	3,019	760,000	973,602
Year-to-date 2016	212	8.7	690	28.2	642	26.2	442	18.0	464	18.9	2,450	710,000	871,079
Oshawa CMA													
March 2017	34	41.5	28	34.1	11	13.4	8	9.8	1	1.2	82	522,500	568,354
March 2016	32	52.5	21	34.4	7	11.5	1	1.6	0	0.0	61	495,000	522,390
Year-to-date 2017	128	44.8	105	36.7	31	10.8	17	5.9	5	1.7	286	510,000	555,329
Year-to-date 2016	148	49.2	122	40.5	24	8.0	5	1.7	2	0.7	301	500,000	517,518
Greater Toronto Area													
March 2017	78	7.6	209	20.4	200	19.5	263	25.7	275	26.8	1,025	820,000	980,512
March 2016	89	11.0	190	23.4	232	28.6	156	19.2	144	17.8	811	730,000	872,769
Year-to-date 2017	255	8.4	621	20.5	758	25.0	599	19.8	793	26.2	3,026	770,000	977,749
Year-to-date 2016	306	12.1	672	26.6	632	25.0	442	17.5	474	18.8	2,526	710,000	862,356

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2017						
Submarket	March 2017	March 2016	% Change	YTD 2017	YTD 2016	% Change
Toronto City	1,697,300	2,372,900	-28.5	1,826,670	1,991,463	-8.3
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	939,384	-	n/a	939,384	1,685,000	-44.3
North York	-	-	n/a	-	1,938,462	n/a
Scarborough	-	-	n/a	-	-	n/a
York	-	-	n/a	-	-	n/a
York Region	1,169,323	952,103	22.8	1,171,982	958,702	22.2
Aurora	1,108,773	909,376	21.9	1,032,494	877,178	17.7
East Gwillimbury	674,190	608,990	10.7	664,523	589,646	12.7
Georgina Township	569,064	-	n/a	572,395	573,413	-0.2
King Township	1,708,064	1,065,245	60.3	1,388,119	1,406,826	-1.3
Markham	-	827,700	n/a	1,919,879	964,944	99.0
Newmarket	890,488	815,095	9.2	799,132	776,808	2.9
Richmond Hill	2,065,600	917,946	125.0	1,738,332	1,292,089	34.5
Vaughan	1,257,340	1,264,710	-0.6	1,299,501	1,076,783	20.7
Whitchurch-Stouffville	734,431	-	n/a	686,043	911,833	-24.8
Peel Region	731,274	699,646	4.5	728,098	707,656	2.9
Brampton	696,509	641,800	8.5	694,426	662,743	4.8
Caledon	987,400	695,124	42.0	780,256	760,805	2.6
Mississauga	1,571,000	1,277,727	23.0	1,481,618	1,264,220	17.2
Halton Region	1,081,880	832,703	29.9	1,338,494	896,540	49.3
Burlington	-	-	n/a	-	-	n/a
Halton Hills	1,027,960	779,417	31.9	1,176,345	789,898	48.9
Milton	817,200	671,393	21.7	787,049	679,823	15.8
Oakville	1,490,515	1,332,189	11.9	1,653,426	1,637,646	1.0
Durham Region	613,994	560,640	9.5	581,907	542,699	7.2
Ajax	618,573	654,153	-5.4	637,682	609,586	4.6
Brock	-	-	n/a	-	-	n/a
Clarington	483,310	539,486	-10.4	493,799	496,072	-0.5
Oshawa	518,771	497,625	4.2	534,400	499,113	7.1
Pickering	815,043	664,033	22.7	817,250	685,392	19.2
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	-	n/a	422,906	414,689	2.0
Whitby	801,778	629,714	27.3	758,452	699,250	8.5
Remainder of Toronto CMA	544,076	554,278	-1.8	536,994	568,073	-5.5
Bradford West Gwillimbury	592,987	588,038	0.8	567,496	569,212	-0.3
Town of Mono	-	-	n/a	-	630,744	n/a
New Tecumseth	505,865	535,622	-5.6	501,939	535,712	-6.3
Orangeville	-	-	n/a	-	-	n/a
Toronto CMA	993,516	870,625	14.1	973,602	871,079	11.8
Oshawa CMA	568,354	522,390	8.8	555,329	517,518	7.3
Greater Toronto Area (GTA)	980,512	872,769	12.3	977,749	862,356	13.4

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Toronto

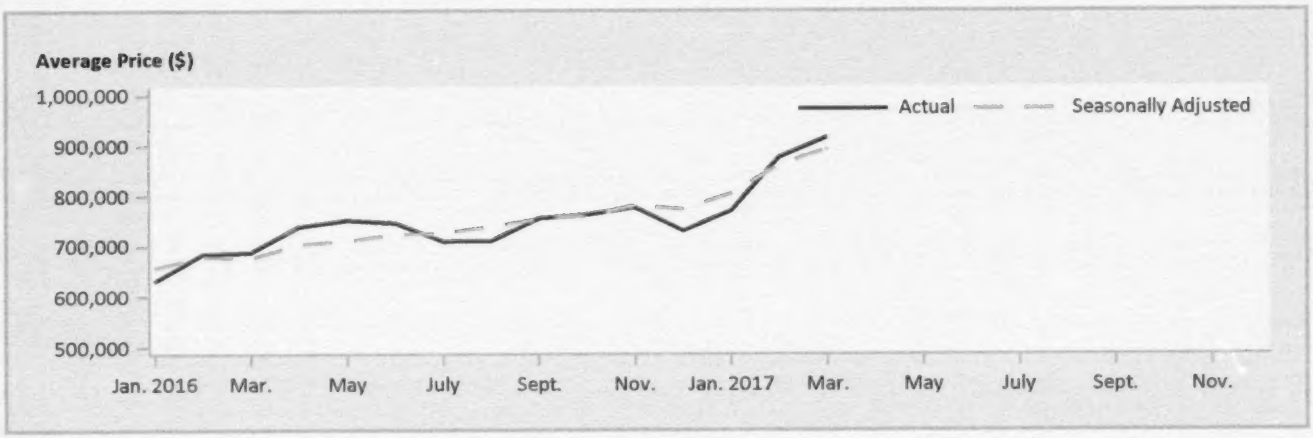


Figure 5.2a: MLS® Residential Sales for Toronto

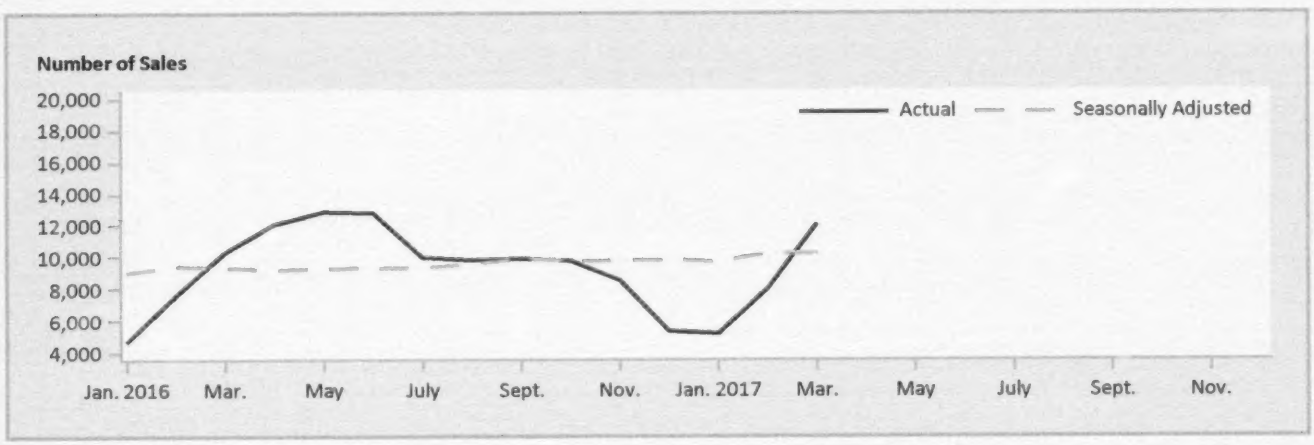
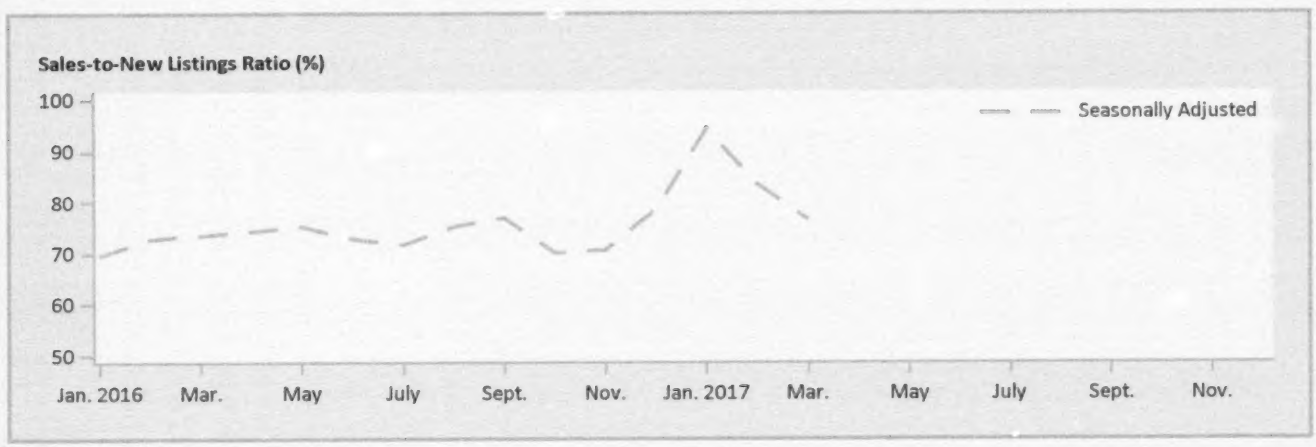


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Durham Region

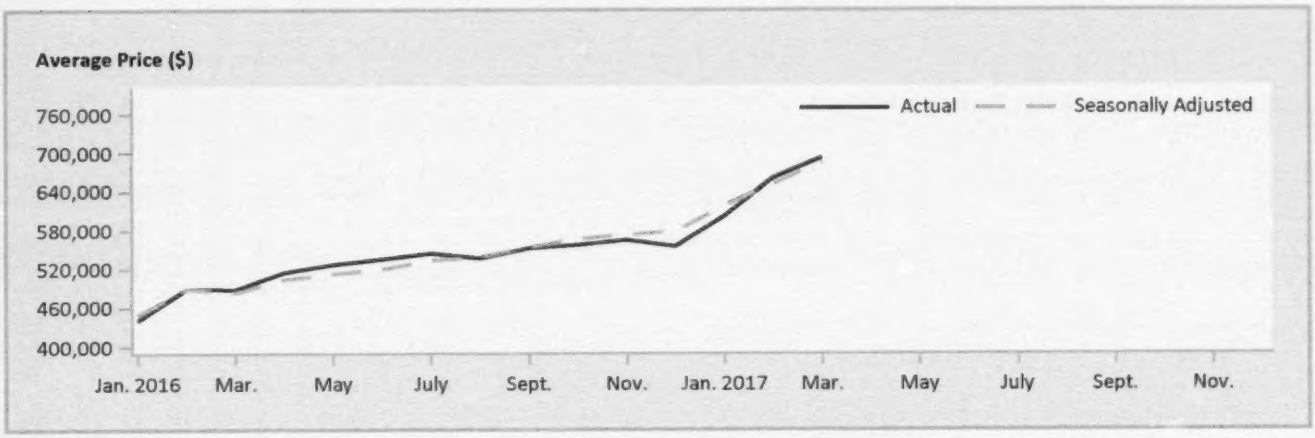


Figure 5.2b: MLS® Residential Sales for Durham Region

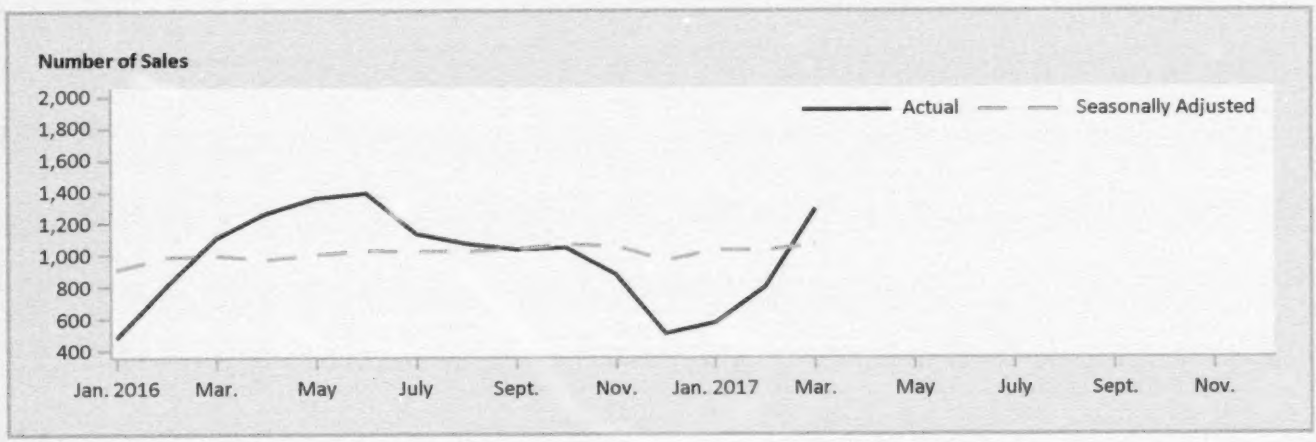
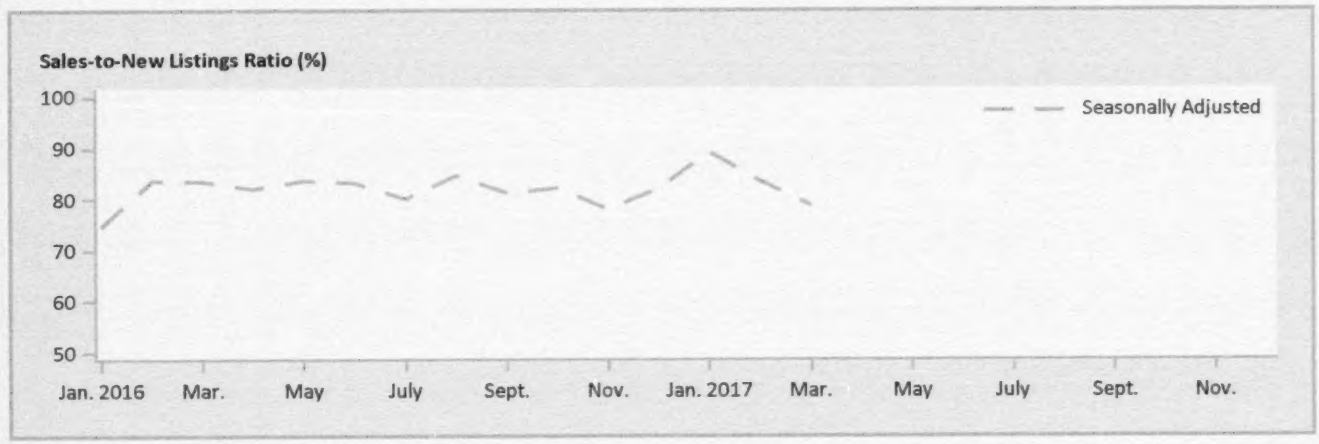


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Durham Region



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6a: Economic Indicators Toronto CMA March 2017										
		Inteterest Rates			NHPI, Total, Toronto CMA 2016.12 =100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	92.8	129.0	3,226	7.1	67.5	989
	February	561	3.14	4.64	93.2	129.4	3,223	7.2	67.4	987
	March	561	3.14	4.64	93.5	130.3	3,213	7.3	67.2	993
	April	561	3.14	4.64	94.2	130.7	3,210	7.4	67.1	996
	May	561	3.14	4.64	96.0	131.2	3,220	7.2	67.1	991
	June	561	3.14	4.64	96.4	131.5	3,233	6.6	66.8	985
	July	567	3.14	4.74	97.4	131.4	3,229	6.5	66.5	985
	August	567	3.14	4.74	98.0	131.1	3,218	6.6	66.2	989
	September	561	3.14	4.64	98.3	131.7	3,209	7.1	66.3	988
	October	561	3.14	4.64	99.6	132.0	3,206	7.1	66.2	982
	November	561	3.14	4.64	100.0	131.7	3,209	6.9	66.0	976
	December	561	3.14	4.64	100.0	131.5	3,209	6.8	65.8	972
2017	January	561	3.14	4.64	100.2	132.1	3,217	7.0	66.0	967
	February	561	3.14	4.64	101.2	132.5	3,233	7.1	66.3	969
	March	561	3.14	4.64		133.0	3,246	7.1	66.5	970
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
March 2017

		Inteterest Rates			NHPI, Total, Toronto CMA 2016.12 =100	CPI, Toronto CMA 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	92.8	129.0	206.9	6.5	68.3	996
	February	561	3.14	4.64	93.2	129.4	209.0	6.1	68.6	990
	March	561	3.14	4.64	93.5	130.3	210.6	6.0	69.0	980
	April	561	3.14	4.64	94.2	130.7	211.8	6.0	69.2	970
	May	561	3.14	4.64	96.0	131.2	213.6	5.6	69.4	963
	June	561	3.14	4.64	96.4	131.5	212.9	6.3	69.6	964
	July	567	3.14	4.74	97.4	131.4	213.0	6.2	69.6	962
	August	567	3.14	4.74	98.0	131.1	213.9	6.8	70.1	963
	September	561	3.14	4.64	98.3	131.7	215.7	6.3	70.2	971
	October	561	3.14	4.64	99.6	132.0	216.2	6.0	70.1	980
	November	561	3.14	4.64	100.0	131.7	216.6	5.4	69.6	991
	December	561	3.14	4.64	100.0	131.5	216.9	5.2	69.5	998
2017	January	561	3.14	4.64	100.2	132.1	216.6	5.1	69.3	1,025
	February	561	3.14	4.64	101.2	132.5	211.7	5.7	68.0	1,045
	March	561	3.14	4.64		133.0	207.2	6.0	66.7	1,064
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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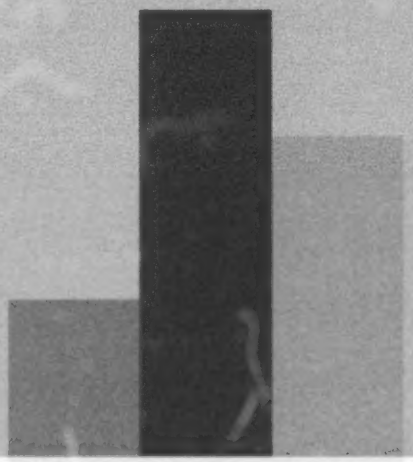

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